



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 22-100257

Project Name/Address: Follett Pier - 5205 Lakehurst Ln

Planner: David Wong
425-452-4282
DWong@bellevuewa.gov

Minimum Comment Period: 02/10/2022

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife
- ☒ State Department of Ecology, Shoreline Planner N.W. Region
- ☒ Army Corps of Engineers
- ☒ Attorney General
- ☒ Muckleshoot Indian Tribe



Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Follett Residence
Dave Follett
2. Name of applicant Madison Johnson - Seaborn Pile Driving Phone 206-236-1700
3. Contact person 1080 W Ewing St Bldg B Seattle WA 98119
4. Contact person address 11/19/2021
5. Date this checklist was prepared City of Bellevue
6. Agency requesting the checklist

7. Proposed timing or schedule (including phasing, if applicable)

Upon receipt of all applicable permits & open work window

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

No Net Loss of Ecological Function Report

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Unknown

11. List any government approvals or permits that will be needed for your proposal, if known.

City of Bellevue SSDP w/ SEPA review, City of Bellevue Building Permit, US Army Corps of Engineers federal permit, and Hydraulic Project Approval from WDFW

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We propose to remove (11) existing piles, repair (7) existing piles, drive (11) 8" piles, drive (1) 8" brace pile, rebuild the current dock with grated decking material, drive (2) 10" mooring piles, removing a part of the dock section, remove (1) dock mounted jetski lift, add (1) dual jet ski lift, and reconfigure the existing finger.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

5205 Lakehurst Lane Bellevue, WA 98006
NE Quarter Of Section 20, Township 24, Range 05
Pin: 413430-0241
Plat Block: - Plat Lot: 48-49
LAT: 47.55625 LONG: -122.19323
LAKEHURST UNREC S 20 FT OF 48 & ALL 49 & SH LDS ADJ

Environmental Elements

Earth

1. General description of the site:

☒ Flat

☐ Rolling

☐ Hilly

☐ Steep Slopes

☐ Mountainous

☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? less than 5%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand and gravel
Alderwood gravelly sandy loam (AgD)

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

None

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? None - decking will be grated material

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

N/A
Erosion Control regulated by BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust smoke from construction equipment

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Run equipment only as needed

Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Washington

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

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- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

- e. Does the proposal lie within a 100-year floodplain? No
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- b. Could waste materials enter ground or surface waters? If so, generally describe.

N/A

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

N/A

Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other _____
- ☒ evergreen tree: fir, cedar, pine, other _____
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

No vegetation removed.

3. List any threatened and endangered species known to be on or near the site.

No known threatened or endangered species.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Please see associated native planting and vegetation plan.

5. List all noxious weeds and invasive species known to be on or near the site.

None present.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☒eagle, ☒songbirds, ☐other _____

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other _____

Fish: ☐bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

No known threatened or endangered species.

3. Is the site part of a migration route? If so, explain.

Potential for Steelhead salmon, Chinook salmon, and bull trout to be in adjacent waters of Lake Washington.

4. Proposed measures to preserve or enhance wildlife, if any.

Mitigation including a vegetation plan and construction activities during approved fish-friendly work window.

5. List any invasive animal species known to be on or near the site.

No known invasive species.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- a. Describe any known or possible contamination at the site from present or past uses.

Unknown

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- d. Describe special emergency services that might be required.

None

- e. Proposed measures to reduce or control environmental health hazards, if any.

N/A

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Noise from construction equipment

- c. Proposed measures to reduce or control noise impacts, if any.

Operate equipment only as needed.

Noise regulated by BCC 9.18

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Single family residential

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

Multi-story single family residence

4. Will any structures be demolished? If so, what?

No

5. What is the current zoning classification of the site? R-4

6. What is the current comprehensive plan designation of the site? ~~Urban residential~~
Single-Family High Density (SF-H)

7. If applicable, what is the current shoreline master program designation of the site?

~~Urban residential~~ Shoreline Residential (SR)

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

9. Approximately how many people would reside or work in the completed project? None

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

To ensure local, state, and federal compliance, the project will include an SSDP w/ SEPA review from the City of Bellevue, a Building permit from the city of Bellevue, a Hydraulic Project Approval permit from WA Dept of Fish & Wildlife, and a federal Section 10 permit from the US Army Corps of Engineers.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

3. Proposed measures to reduce or control housing impacts, if any.

N/A

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Less than 60" above OHWL

2. What views in the immediate vicinity would be altered or obstructed?

None

3. Proposed measures to reduce or control aesthetic impacts, if any

N/A

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No

3. What existing off-site sources of light or glare may affect your proposal?

None

4. Proposed measures to reduce or control light and glare impacts, if any.

N/A

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Swimming & boating

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

Unknown

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of the WA Information System for Architectural & Archaeological Records Data published by the WA State Dept of Archaeological & Historical Preservation

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Lakehurst Lane SE

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Closest transit stop is Newport Hills Fwy Station (0.5mi from residence)

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

Utilities

1. Check the utilities currently available at the site:


- ☒ Electricity
- ☐ natural gas
- ☒ water
- ☐ refuse service
- ☒ telephone
- ☐ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities proposed as part of this project.

Signature

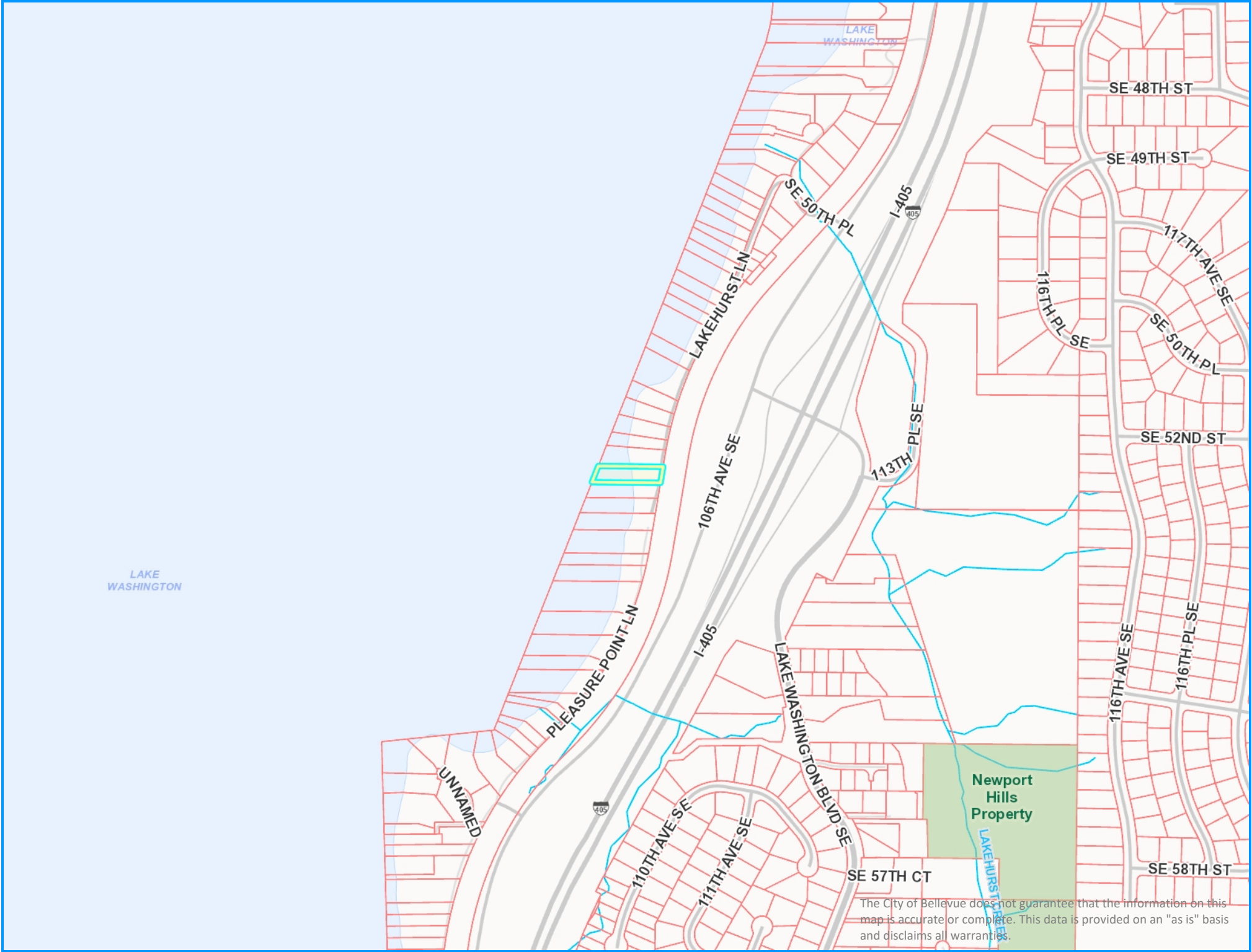
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature  _____

Name of signee Madison Johnson _____

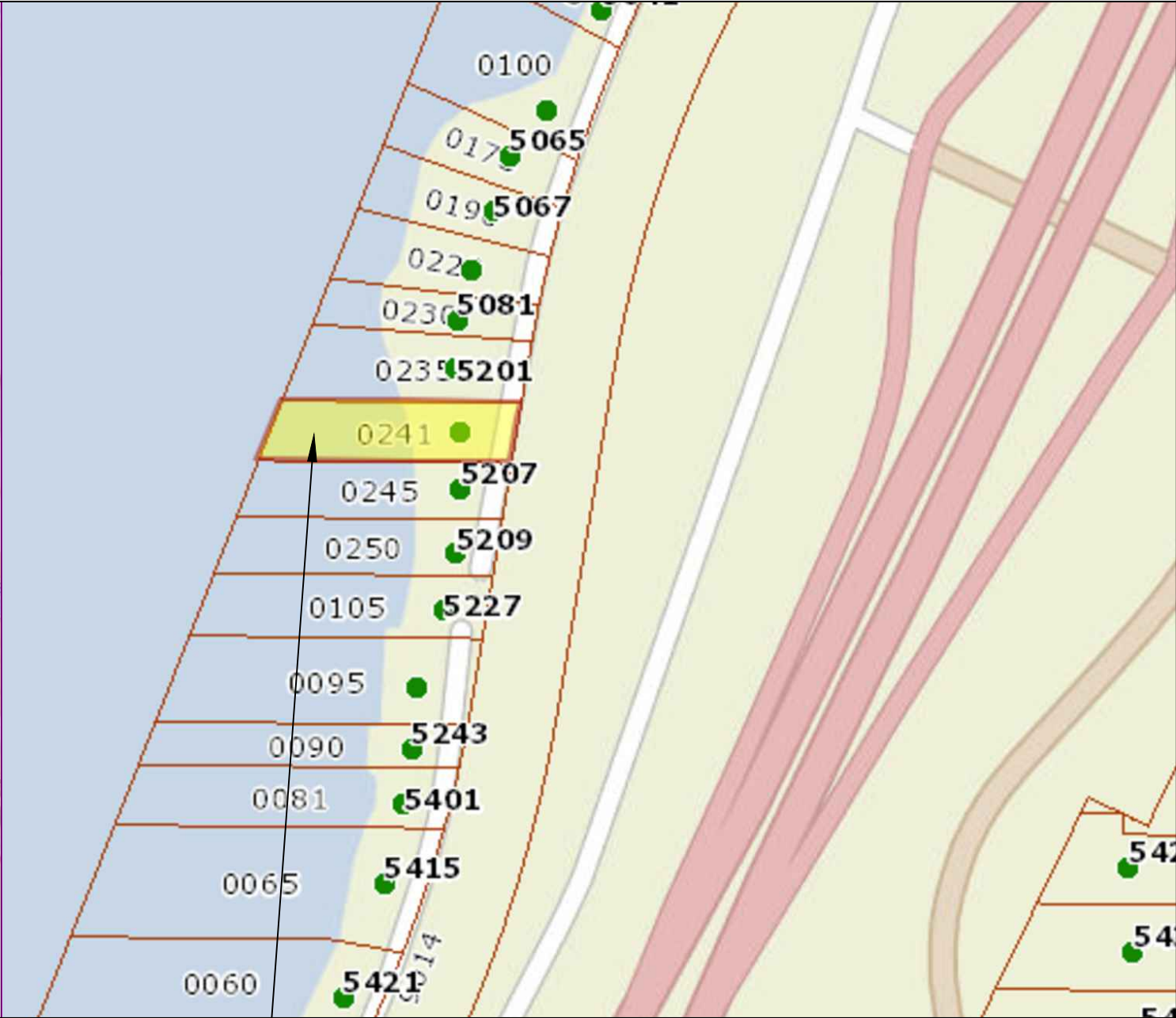
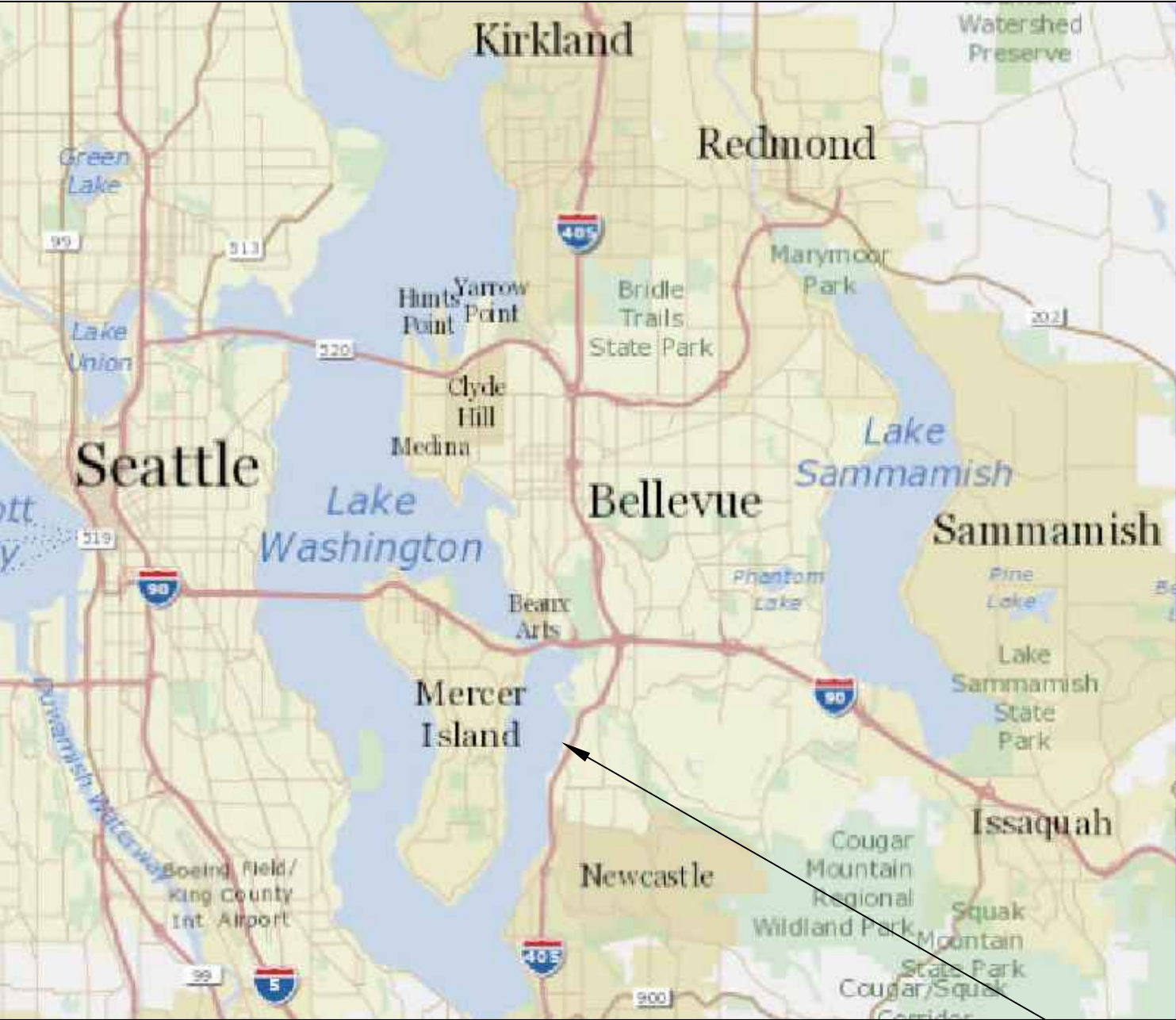
Position and Agency/Organization Permit Technician - Seaborn Pile Driving _____

Date Submitted 11/19/2021 _____



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

SITE PLAN



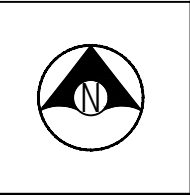
Pin: 413430-0241

Legal Description: LAKEHURST UNREC S 20 FT OF 48 & ALL 49 & SH LDS ADJ

Plat Block:
Plat Lot: 48-49

LAT: 47.55625 LONG: -122.19323

SUBJECT
PROPERTY



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

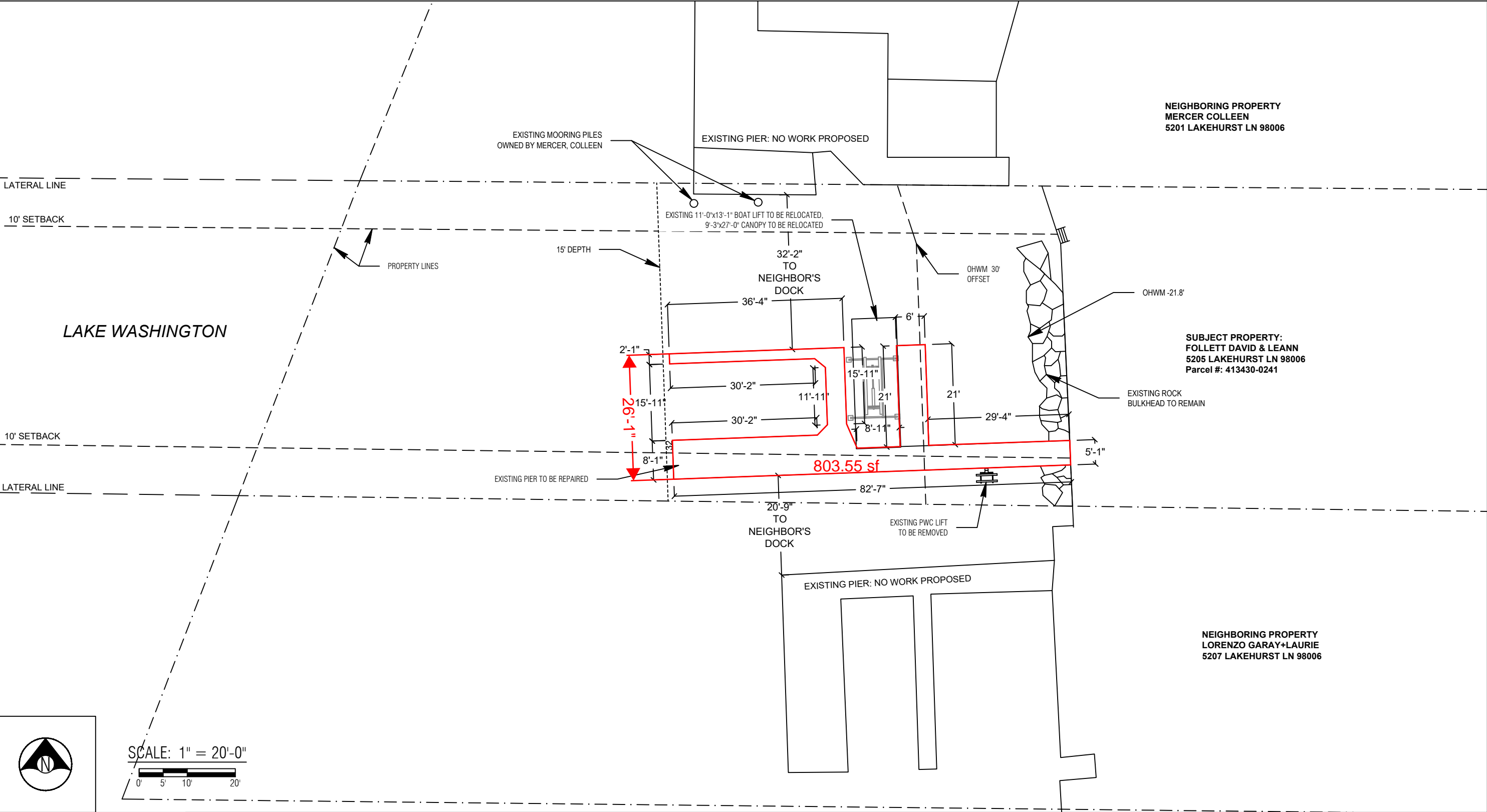
Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to remove (11) existing piles, repair (7) existing piles, drive (11) 8" piles, drive (1) 8" brace pile, rebuild the current dock with grated decking material, drive (2) 10" mooring piles, removing a part of the dock section, remove (1) dock mounted jetski lift, add (1) dual jet ski lift, and reconfigure the existing finger.

County: King County Location: Lake Washington	
Applicant: Follet Residence 5205 Lakehurst Lane. Bellevue, WA 98006	
Datum: CORPS OF ENGINEERS 1919 NE Quarter Of Section 20, Township 24, Range 05	Created: 09/23/21 Last Updated: 12/17/2021 12:37 PM Kelse
Adjacent Owners: LORENZO GARAY+LAURIE 5207 LAKEHURST LN 98006	MERCER COLLEEN 5201 LAKEHURST LN 98006
SHEET A1.0	
NWS-2021-XXX PAGE 1 OF 14	

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



County: King County
Location: Lake Washington

Applicant: Follet Residence
5205 Lakehurst Lane.
Bellevue, WA 98006

Datum: CORPS OF ENGINEERS 1919
NE Quarter Of Section 20, Township 24, Range 05

Adjacent Owners:
LORENZO GARAY+LAURIE
5207 LAKEHURST LN 98006

MERCER COLLEEN
5201 LAKEHURST LN 98006

Created: 09/23/21
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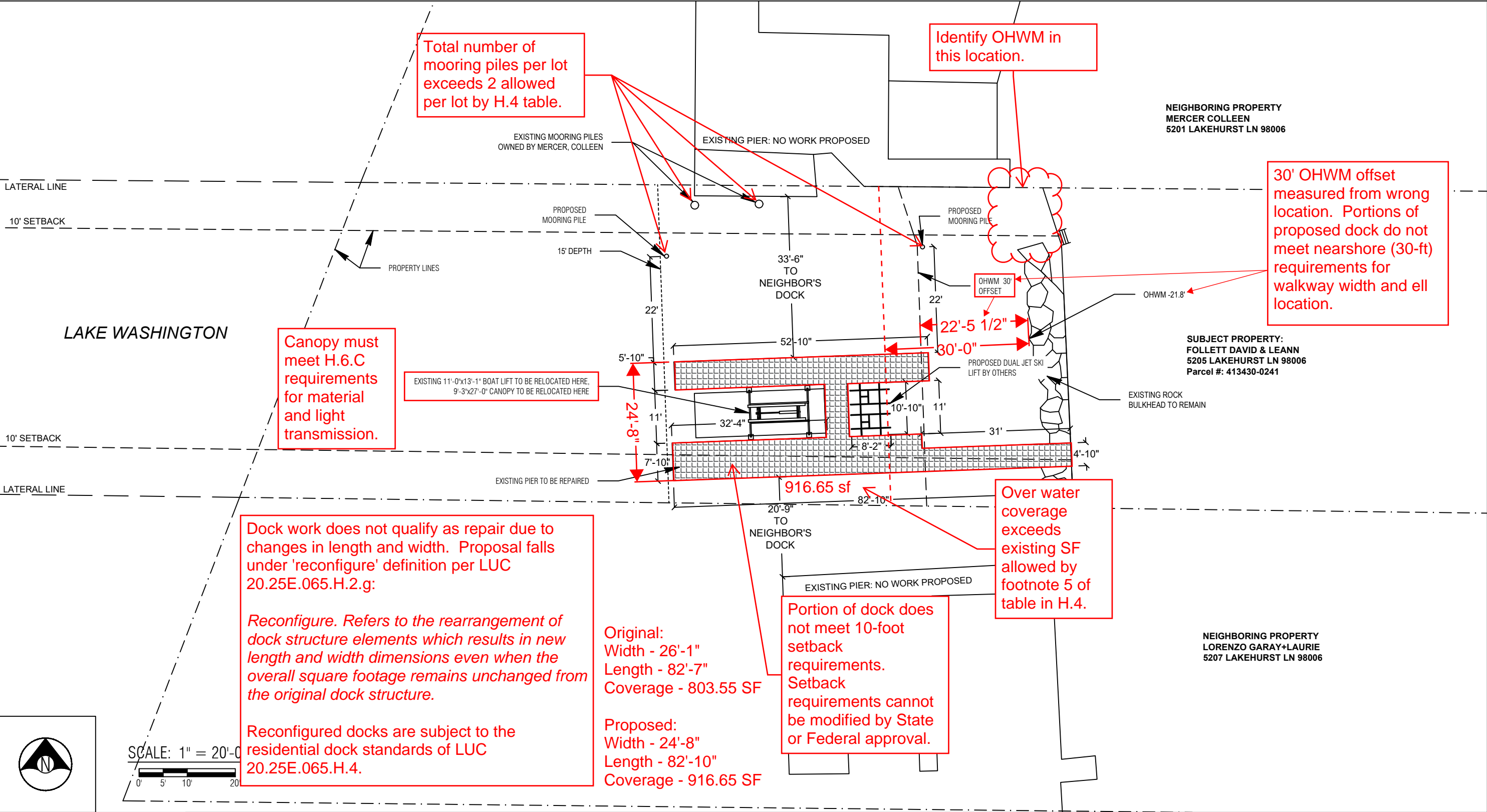
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SHEET
A2.0

PROPOSED CONDITIONS



County: King County
Location: Lake Washington

Applicant: Follet Residence
5205 Lakehurst Lane,
Bellevue, WA 98006

Datum: CORPS OF ENGINEERS 1919
NE Quarter Of Section 20, Township 24, Range 05

Adjacent Owners:
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5207 LAKEHURST LN 98006

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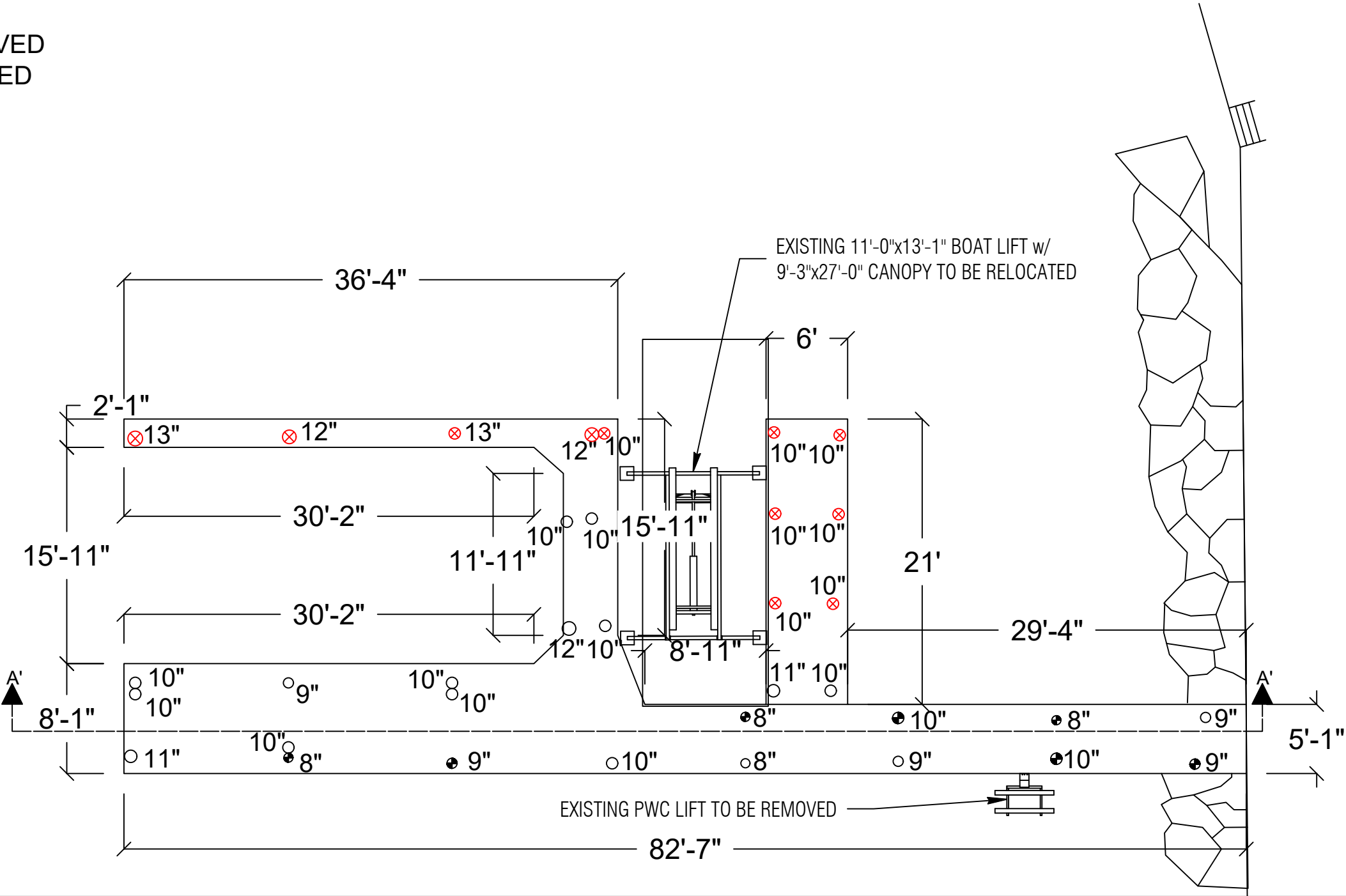
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A3.0

PIER DETAILS - EXISTING

LEGEND

- (17) EXISTING PILES - TO REMAIN
- ⊗ (11) EXISTING PILES - TO BE REMOVED
- (7) EXISTING PILES - TO BE REPAIRED

Existing Area: 803 sqft (total)



PLAN VIEW



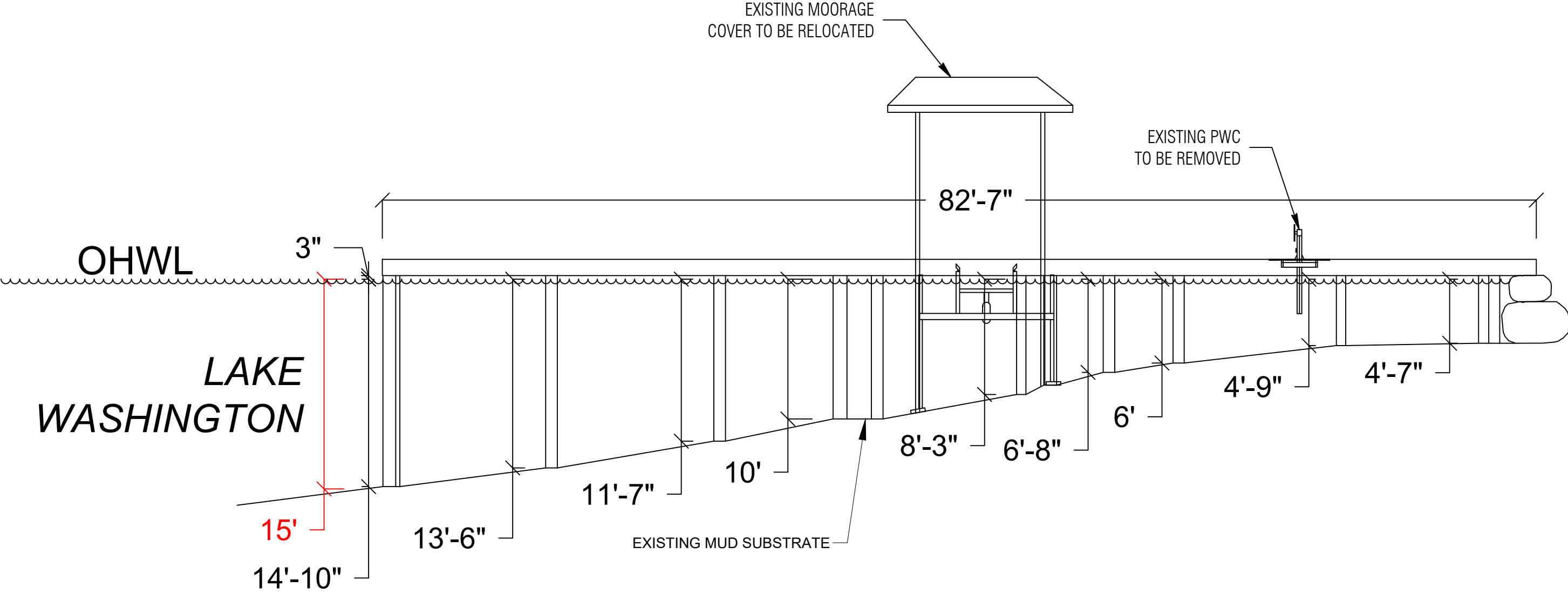
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Adjacent Owners: LORENZO GARAY+LAURIE 5207 LAKEHURST LN 98006		MERCER COLLEEN 5201 LAKEHURST LN 98006		Created: 09/23/21	
SHEET A4.0					
NWS-2021-XXX PAGE 4 OF 14					

PIER DETAILS EXISTING



SECTION VIEW: A'-A'



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Adjacent Owners: LORENZO GARAY+LAURIE 5207 LAKEHURST LN 98006	Created: 09/23/21

PIER DETAILS - PROPOSED

LEGEND

PILES

- (17) EXISTING PILES - TO REMAIN
- ⊗ (13) EXISTING PILES - TO BE REMOVED
- ⬤ (7) EXISTING PILES - TO BE REPAIRED
- (11) PROPOSED STEEL PILES - TO BE ADDED
- (1) PROPOSED BRACE PILE
- (2) PROPOSED MOORING PILE

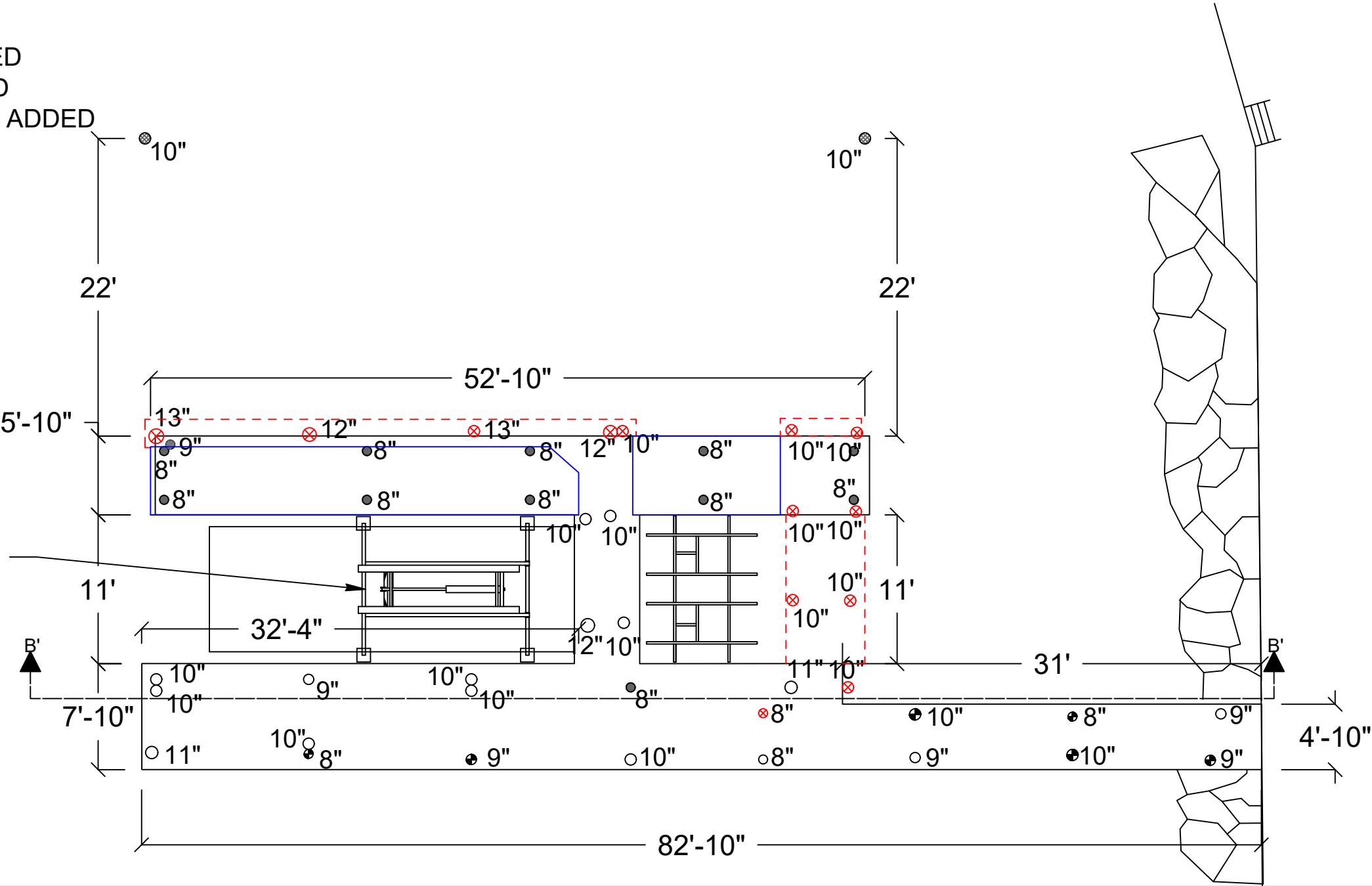
DOCK

Existing Area: 803 sqft (total)

Proposed Area: 150 sqft

Proposed Area: 222 (new area)
Proposed Area: 875 sqft (total)

EXISTING 11'-0"x13'-1" BOAT LIFT TO BE RELOCATED
HERE, 9'-3"x27'-0" CANOPY TO BE RELOCATED HERE



PLAN VIEW



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5207 LAKEHURST LN 98006

Created: 09/23/21

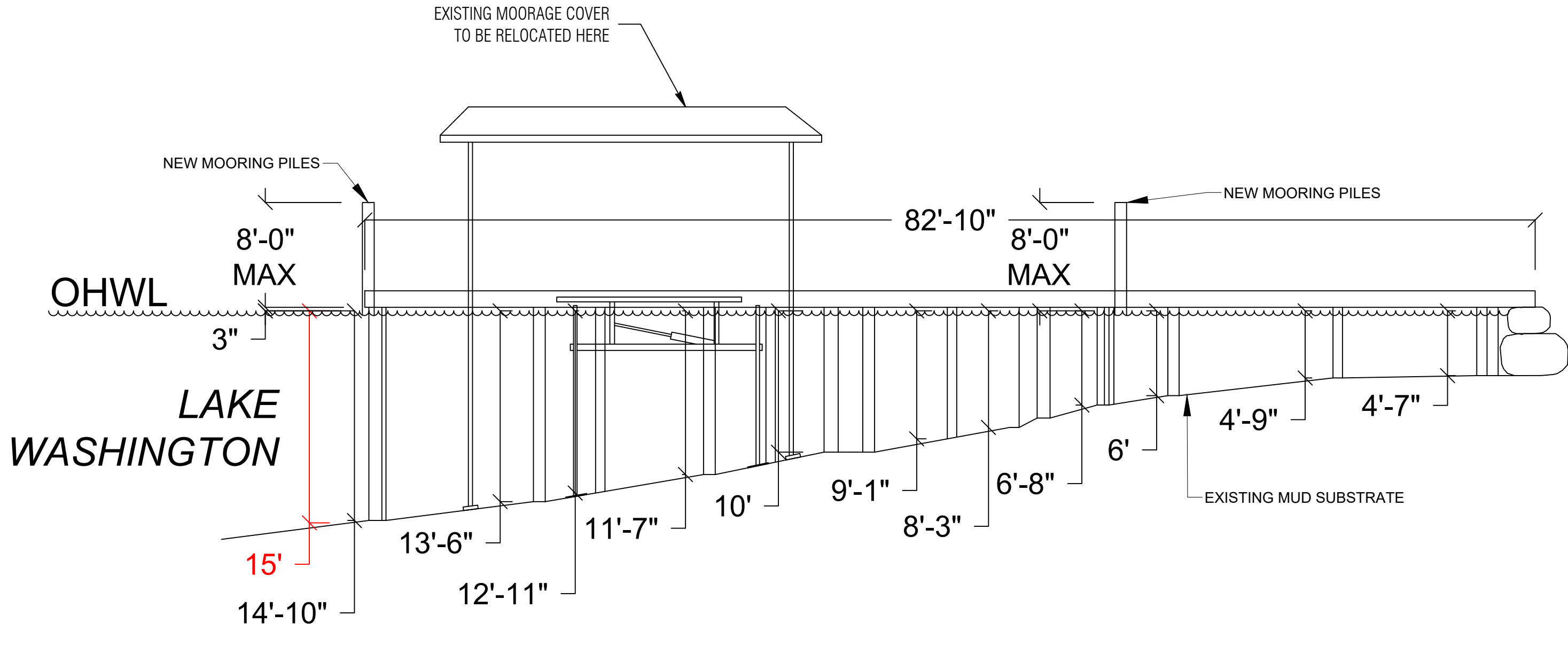
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NWS-2021-XXX
PAGE 6 OF 14

PIER DETAILS EXISTING



SECTION VIEW: B'-B'



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County: King County
Location: Lake Washington

Applicant: Follet Residence
5205 Lakehurst Lane.
Bellevue, WA 98006

Datum: CORPS OF ENGINEERS 1919
NE Quarter Of Section 20, Township 24, Range 05

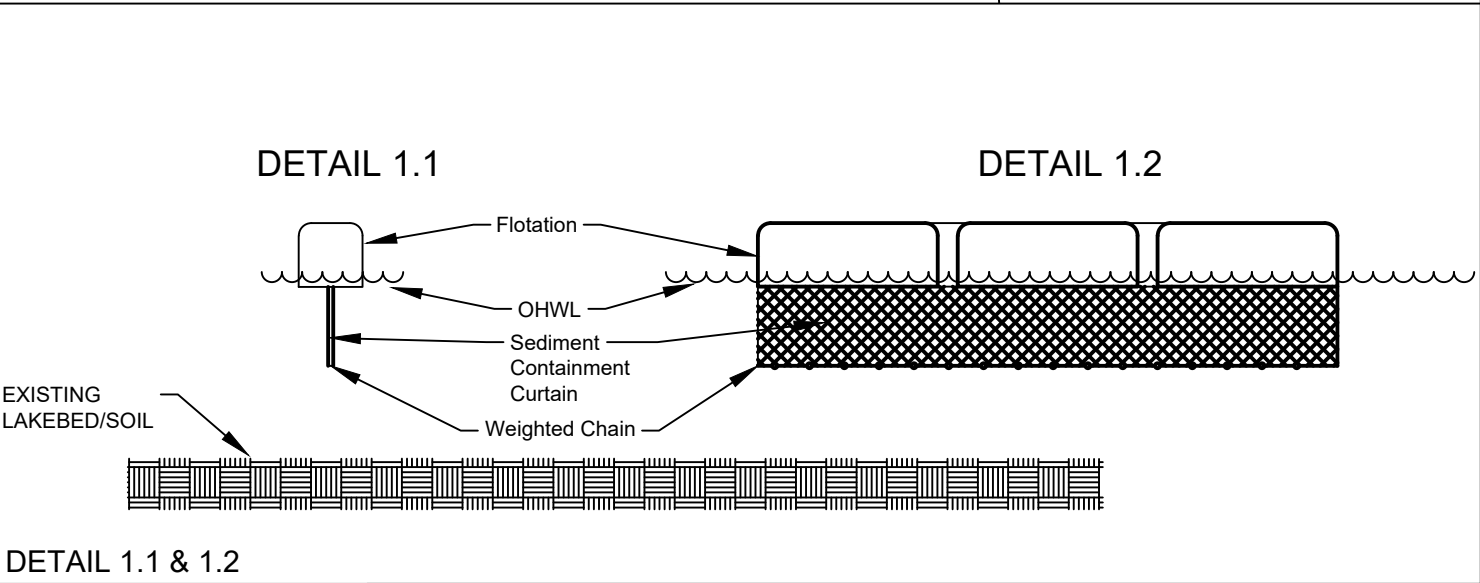
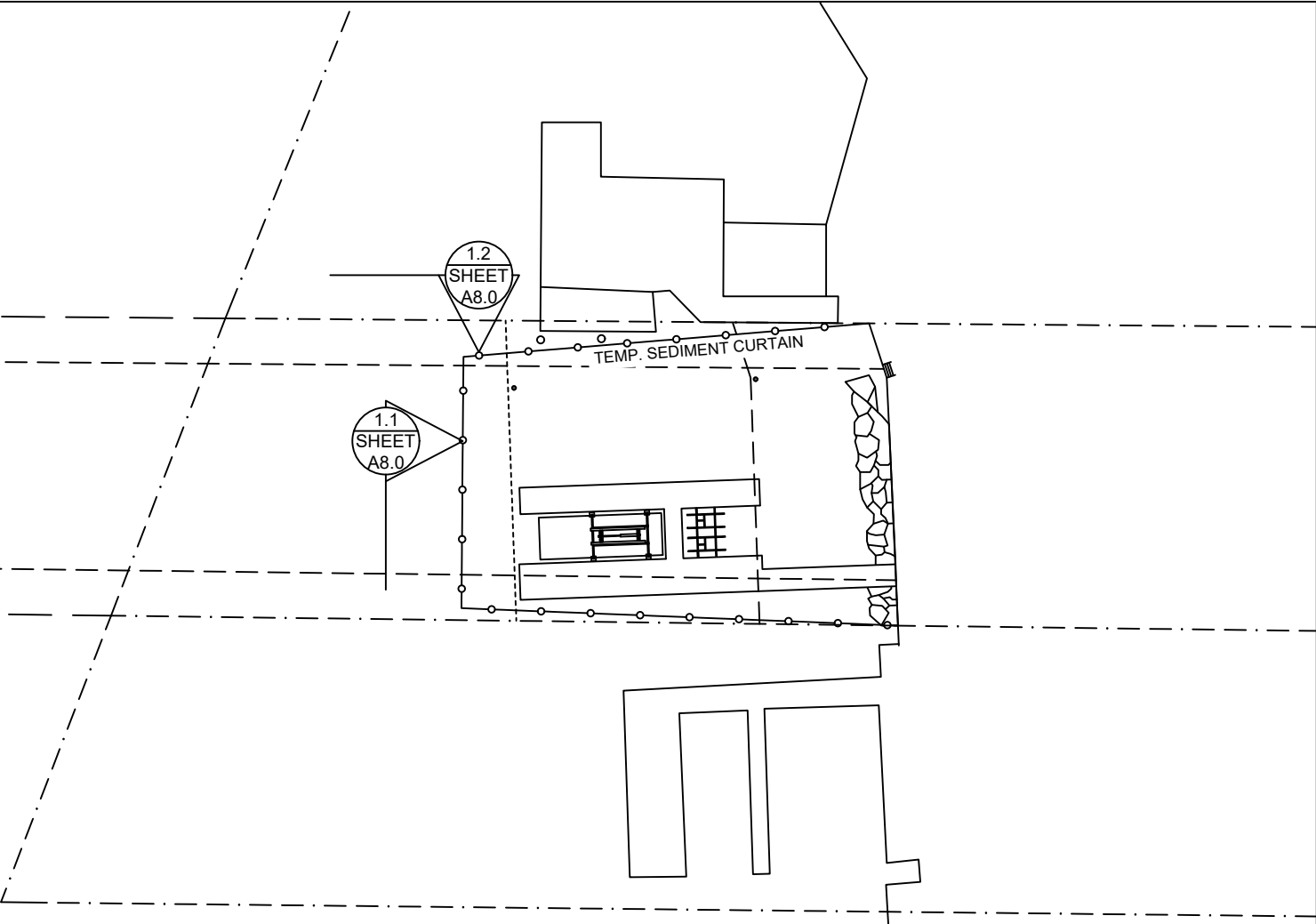
Adjacent Owners:
LORENZO GARAY+LAURIE
5207 LAKEHURST LN 98006

MERCER COLLEEN
5201 LAKEHURST LN 98006

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BMP INFORMATION



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- BMP NOTES:**
- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
 - 1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 - 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 - 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 - 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 - 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
 - B. No contamination of the marine environment shall result from project-related activities.
 - 1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 - 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 - 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 - 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 - 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 - 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 - 7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 - 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
 - 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 - 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 - 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 - 12. All Exposed wood to be used on the project will be treated with a cheminite treatment.

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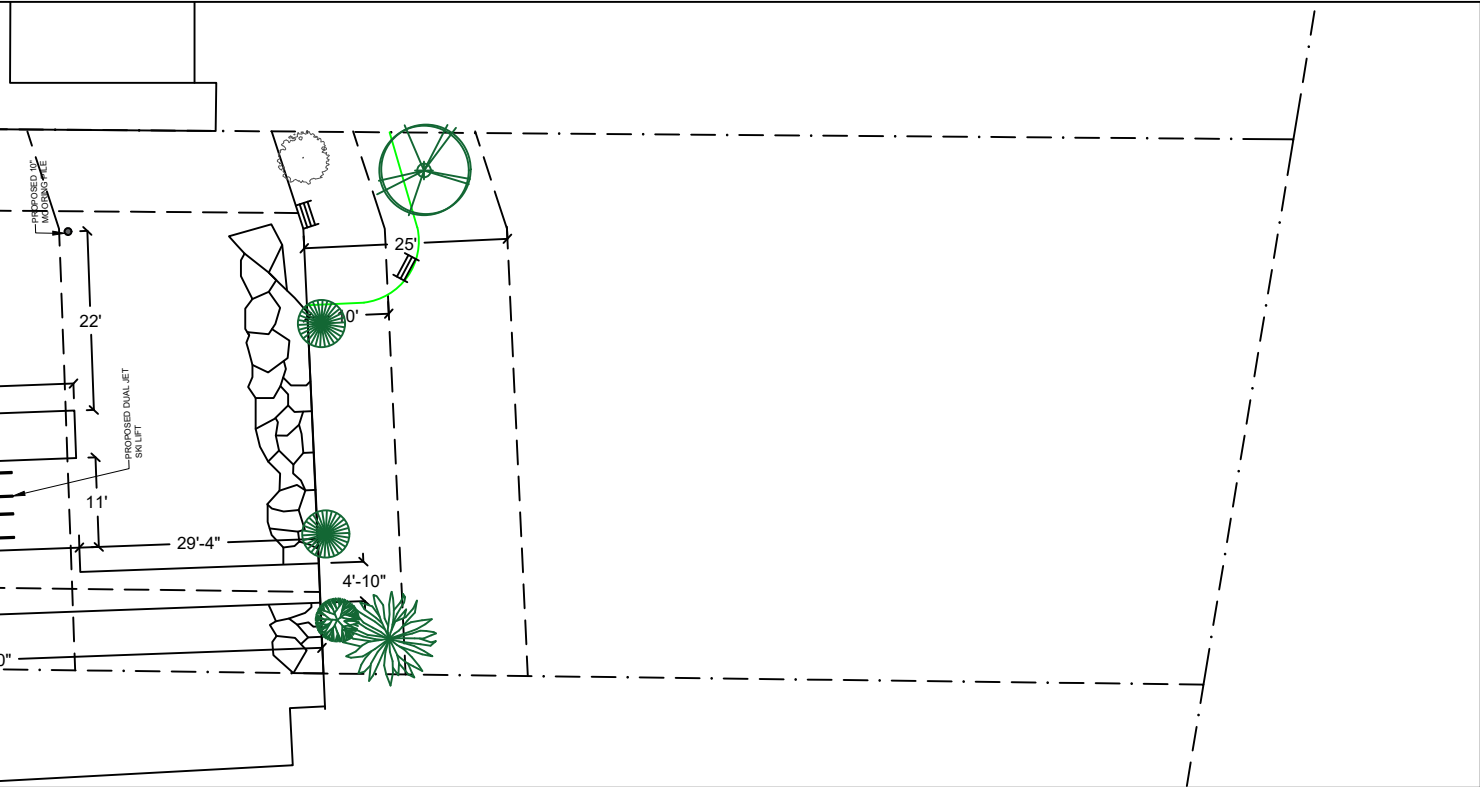
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PAGE 8 OF 14

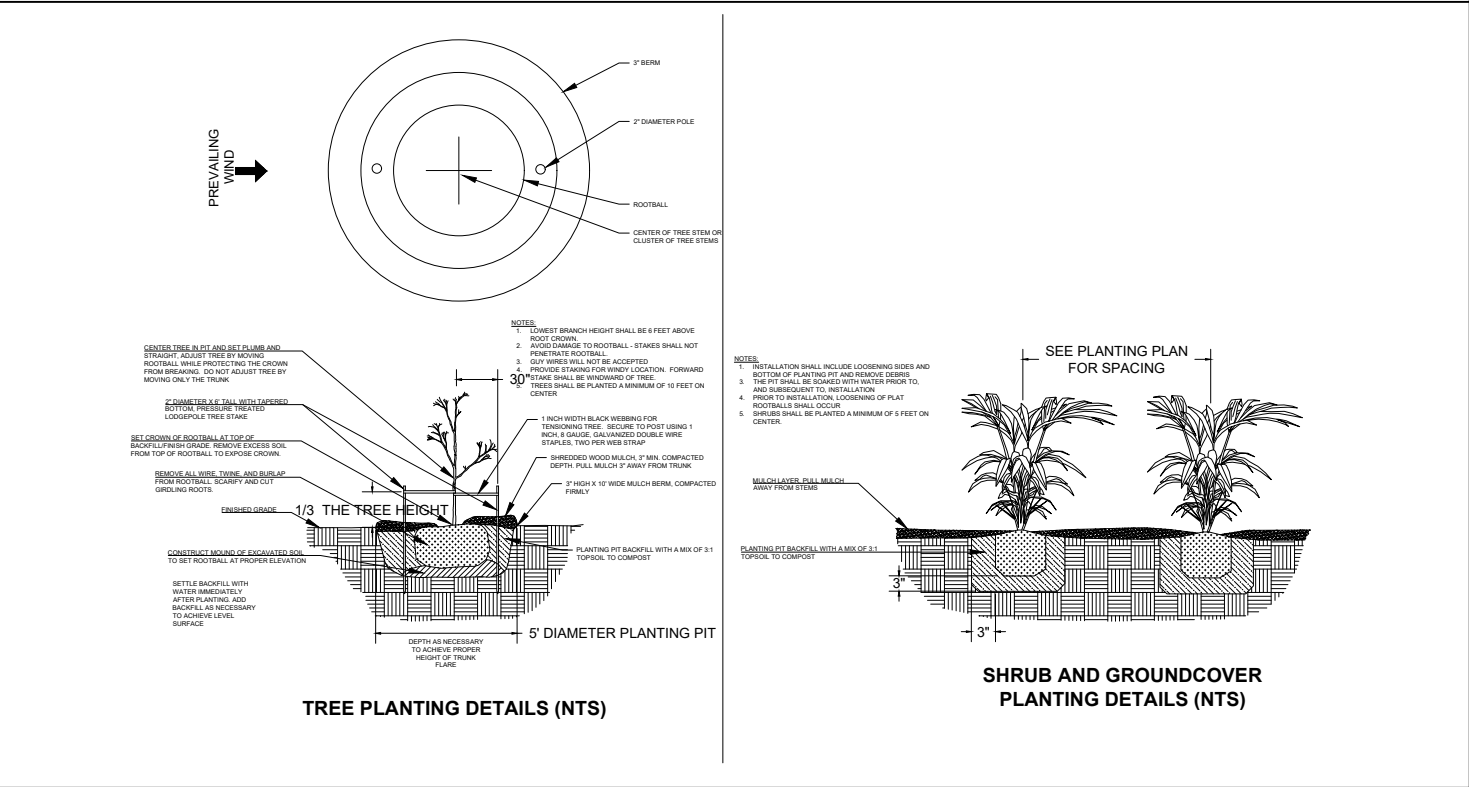
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MITIGATION PLAN



- Notes:
1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
 2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
 3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
 4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.



PROPOSED PLANTING SPECIES/QUANTITIES				
SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja picatta	Western Redcedar	1	3 ft
	Pinus contorta v contorta	Shore pine	1	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.



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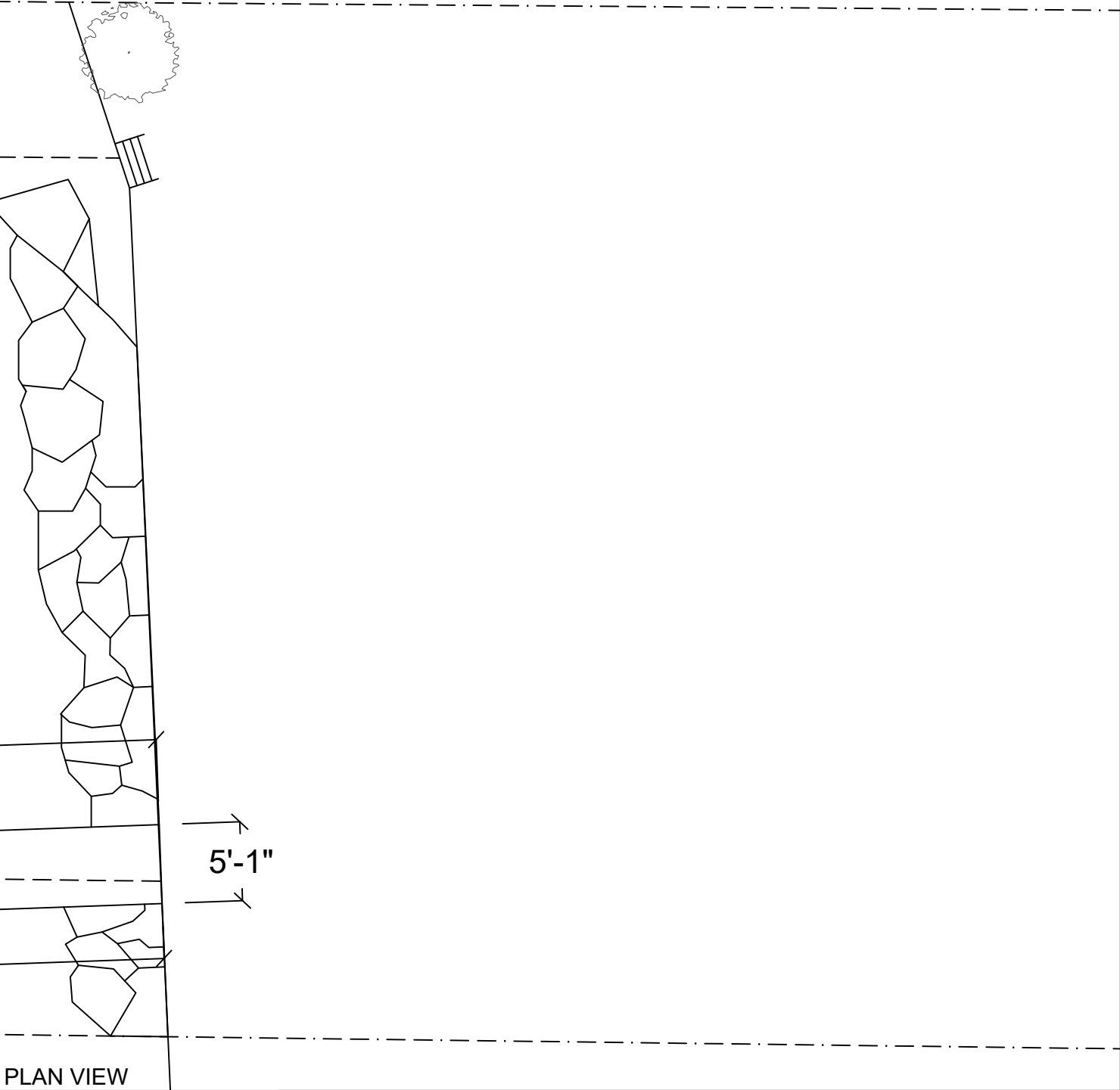
Created: 09/23/21

MERCER COLLEEN
5201 LAKEHURST LN 98006

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NWS-2021-XXX
PAGE 9 OF 14

EXISTING PLANT PLAN



NO EXISTING INDIGENOUS PLANTS



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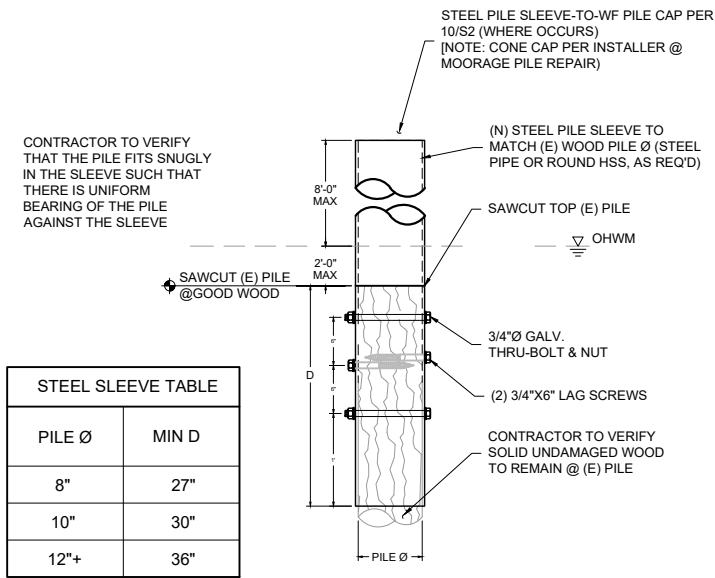
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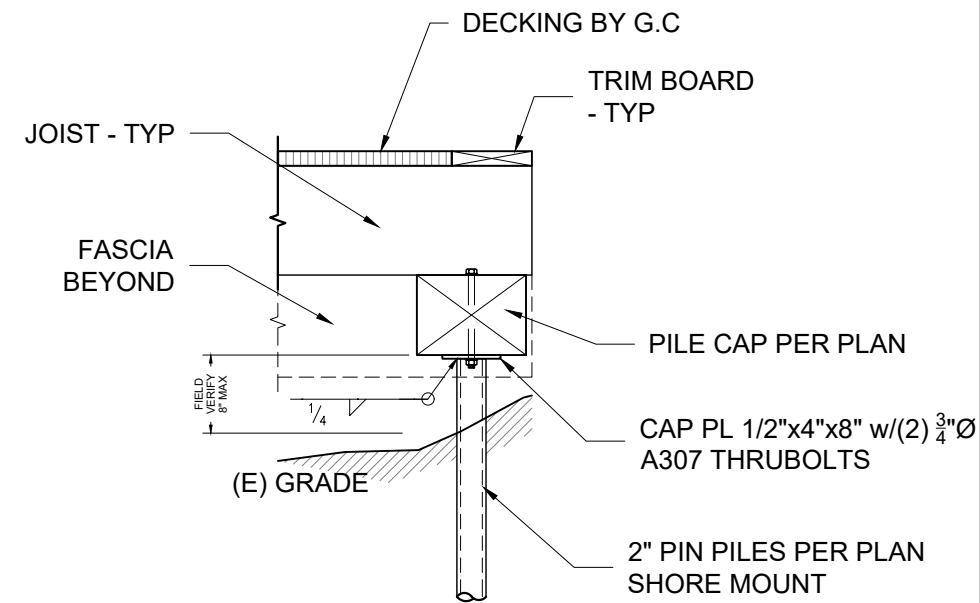
GENERAL NOTES:			County: King County Location: Lake Washington		Applicant: Follet Residence 5205 Lakehurst Lane. Bellevue, WA 98006		Created: 09/23/21		Last Updated: 12/17/2021 12:37 PM Kelse		
<p><u>MATERIALS SPEC LIST:</u></p> <p>Boat Lifts:</p> <ul style="list-style-type: none">* SL2008AR2D2 - 104" x 132" (dual jet ski) <p>Decking Material: FRPP - Fiberglass reinforced polypropylene Light permeable percentage:</p> <ul style="list-style-type: none">* Surface - 43%* 18" Dock Height - 61% <p>SEWER:</p> <ul style="list-style-type: none">* All sewer is field verified by probing the lake bed manually during the allowed work windows for the area. <p>PILES:</p> <ul style="list-style-type: none">* All new piles are epoxy Steel piles *size varies, see plan set* Repair piles are done as a sleeve/strap method* All Pile tops exposed will have a conical cap placed on top* Piles are driven using the vibro method <p>DOCK: being repaired/replaced</p> <ul style="list-style-type: none">* _100%_ % of Decking* _100%_ % of stringers* _100%_ % of caps <p>MITIGATION:</p> <ul style="list-style-type: none">* Originally submitted mitigation will change following CORPS submittal. We will update the plan set to reflect all changes before submitting for an amendment			<p><u>CODE REFERENCES: BELLEVUE</u></p> <p>We are applying for the permit to be reviewed under the: "20.25E.160 Shoreline Substantial Development Permits"</p> <p>Last permit issued for property: Dock established/constructed: date</p> <p><u>ADDITIONAL INFORMATION:</u></p> <ul style="list-style-type: none">* This project has gone through ETA review* We have discussed the RAP fee and possible changes with the customers prior to submitting and they are aware it may change from submittal* We cannot adjust dock heights if we are not repairing all of the piles and decking on the project* All debris around job site will be removed from the lake bed as part of this project* Any logs noted on site will stay as necessary and we will avoid touch the log at all costs.			<p>Datum: CORPS OF ENGINEERS 1919 NE Quarter Of Section 20, Township 24, Range 05</p> <p>Adjacent Owners: LORENZO GARAY+LAURIE 5207 LAKEHURST LN 98006</p> <p>MERCER COLLEEN 5201 LAKEHURST LN 98006</p>					
<div><div><div><div>BUILT BY</div><div>SEABORN</div><div>ESTD 1941</div></div></div><div><div>Seaborn Pile Driving</div><div>1080 W Ewing St</div><div>Seattle, WA 98119</div><div>Office: 206-236-1700 ext. 3</div><div>www.seabornpiledriving.com</div></div></div>			<p>Scope of Work: We propose to remove (11) existing piles, repair (7) existing piles, drive (11) 8" piles, drive (1) 8" brace pile, rebuild the current dock with grated decking material, drive (2) 10" mooring piles, removing a part of the dock section, remove (1) dock mounted jetski lift, add (1) dual jet ski lift, and reconfigure the existing finger.</p>			<div><div>SHEET</div><div>A11.0</div></div>		<div><div>NWS-2021-XXX</div><div>PAGE 11 OF 14</div></div>			

DETAILS - REPAIR

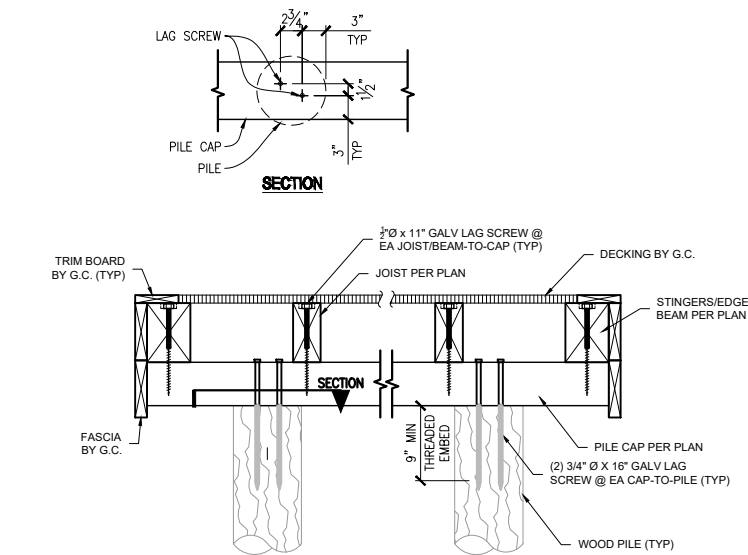


S1 SLEEVE PILE REPAIR - TYP
SCALE: 1/2" - 1'

S2 DETAIL NOT IN USE



S3 PIN PILE @SHORE MOUNT - TYP
SCALE: 1" - 1'

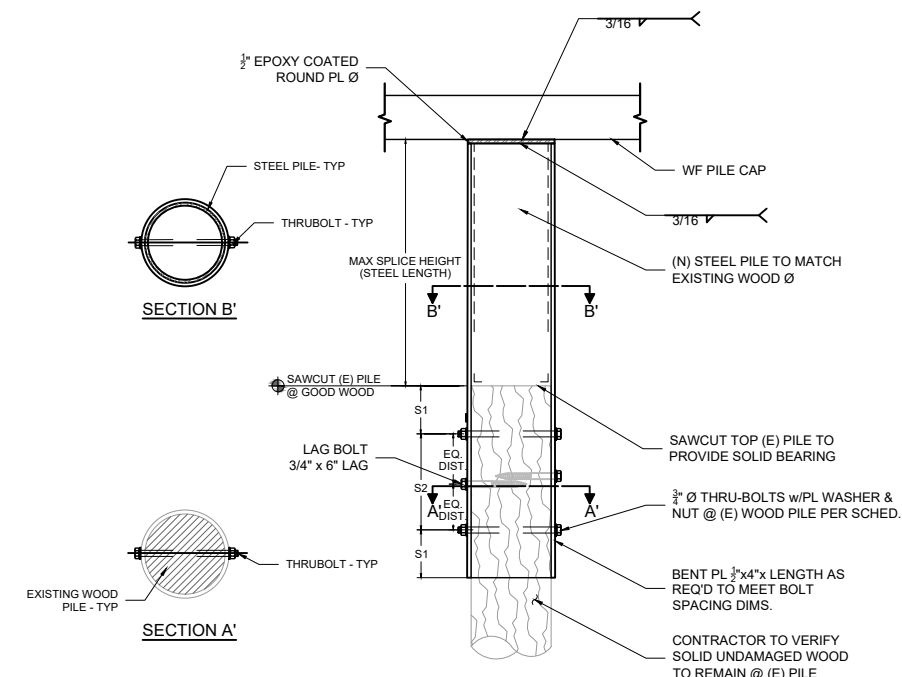


S4 DOCK SECTION REBUILD w/(E) PILES - TYP
SCALE: 1/2" - 1'

STEEL SLEEVE TABLE				
PILE Ø	MAX SPLICE HEIGHT	S1	S2	S3
9"	15"	6"	12"	3"
12"+	28"	6"	12"	3"

- NOTES:
- 1) MAX PILE LOAD = 1,200 # / PILE (BOAT LOAD PARALLEL TO DOCK). CONTACT ENGINEERING IF BOAT SIZE EXCEEDS GENERAL NOTES MAXIMUM ALLOWABLE.
 - 2) MINIMUM BOLT SPACING = 3"
 - 3) STRAP AXIS SHALL BE ORIENTED PERPENDICULAR TO LONGITUDINAL AXIS OF DOCK.

S5 SPLICE PILE REPAIR - TYP
SCALE: 1/2" - 1'



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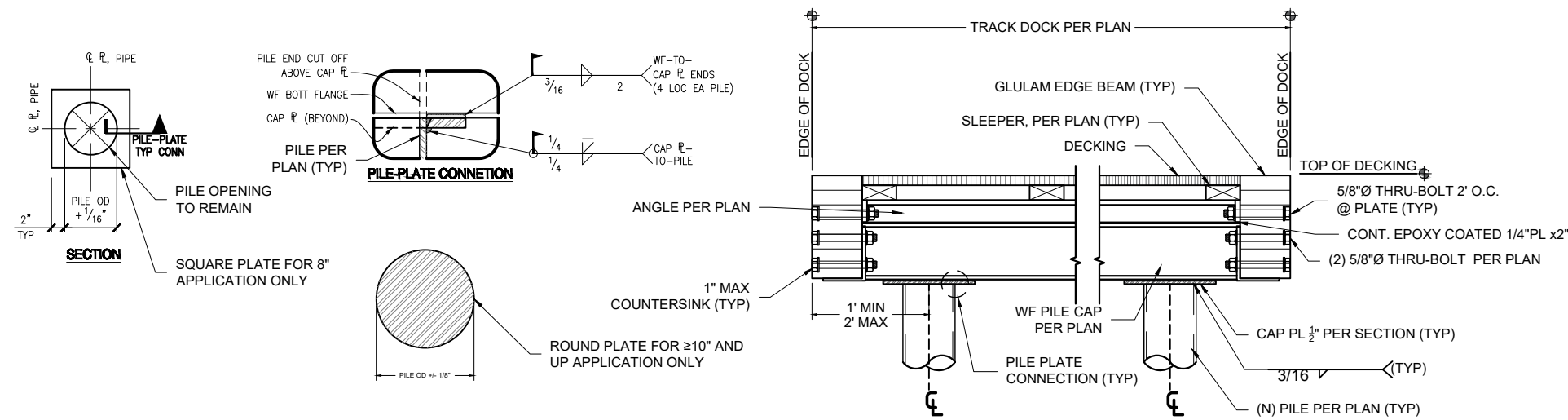
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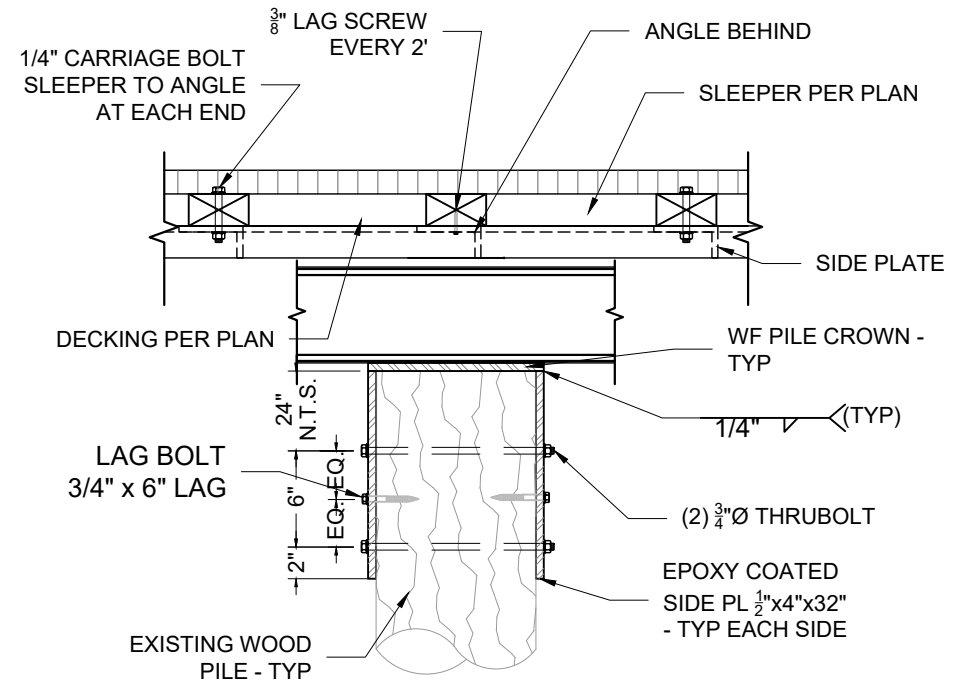
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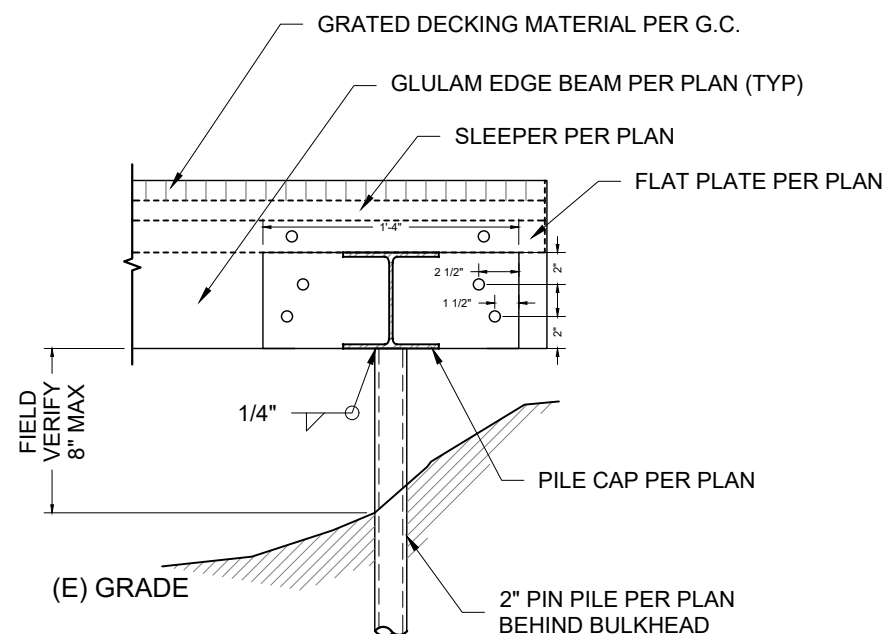
DETAILS - TRACK



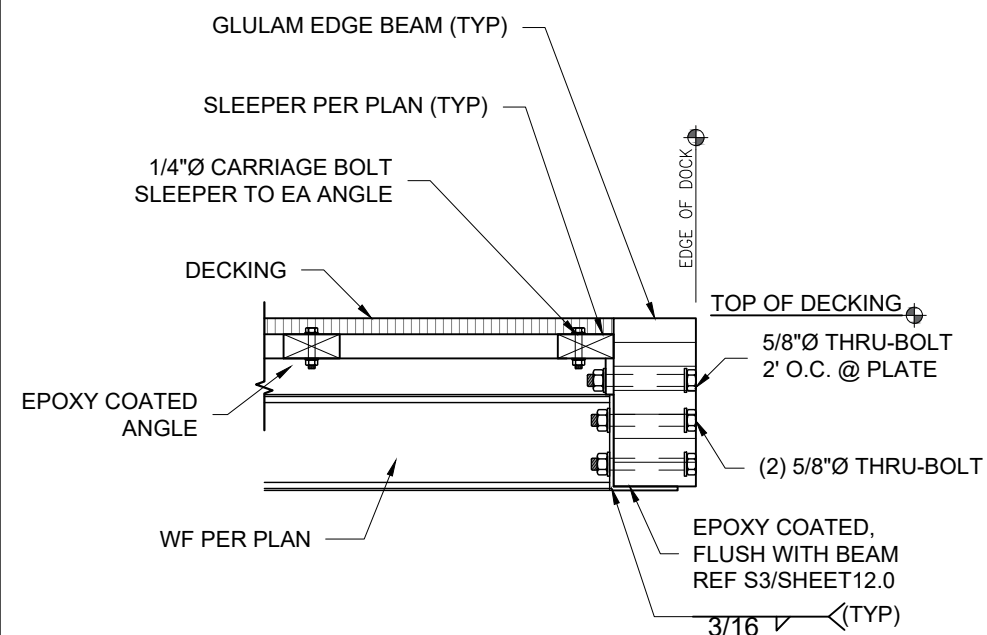
S1 DOCK SECTION w/PILES - TYP
SCALE: 1" = 1'



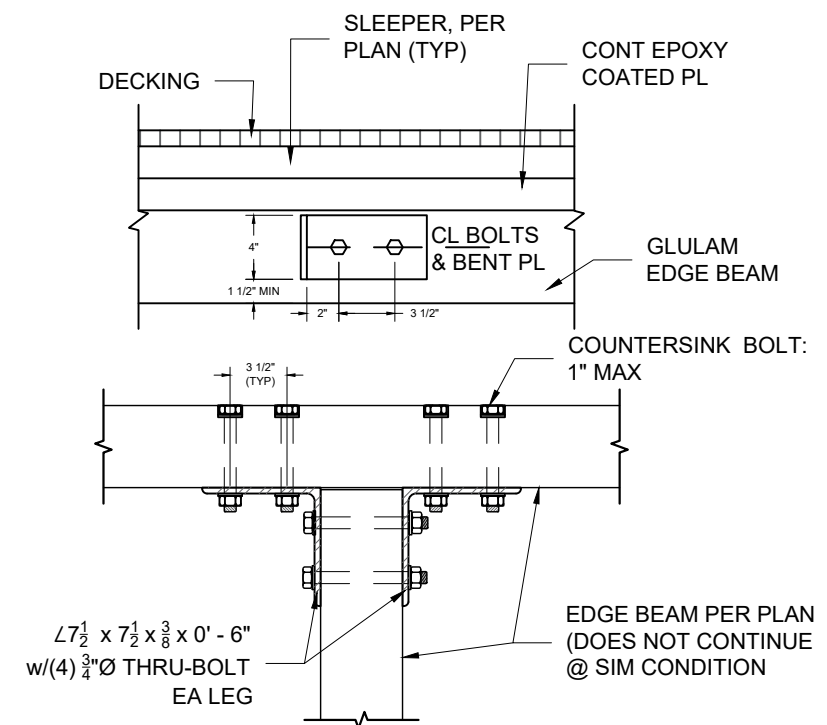
S3 I-BEAM CAP TO WOOD PILE - TYP
SCALE: 1" = 1'



S4 PIN PILE @SHORE MOUNT - TYP
SCALE: 1" = 1'



S5 EDGE SECTION (STEEL TRACK) - TYP
SCALE: 1" = 1'



S6 BEAM TO BEAM - TYP
SCALE: 1" = 1'



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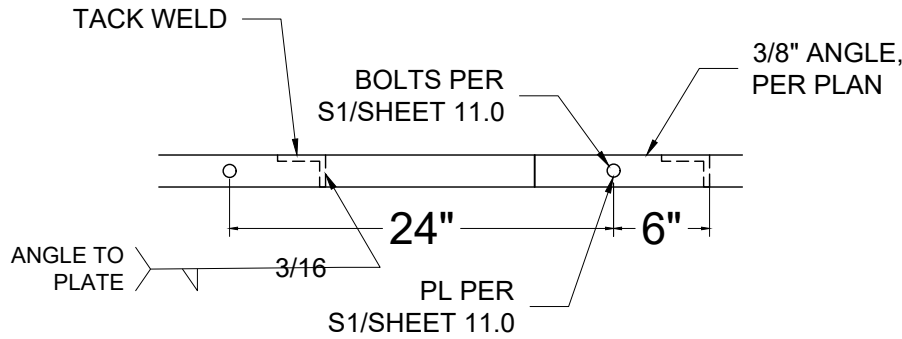
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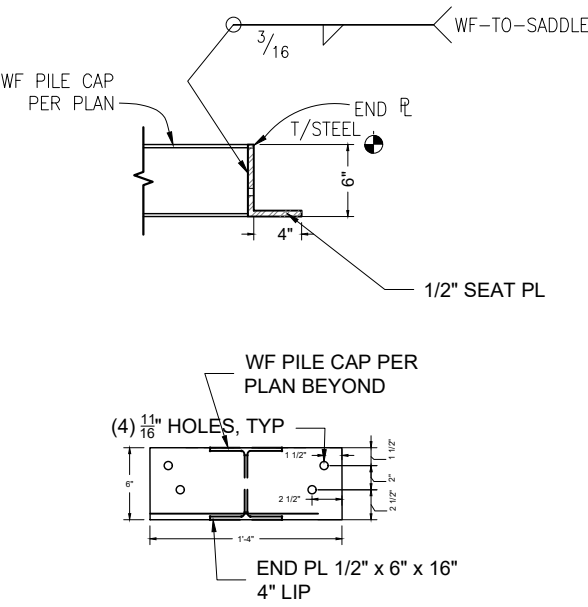
WS-2021-XXX
PAGE 13 OF 14

DETAILS - TRACK

S1
DETAIL NOT IN USE



S2
ANGLE TO PLATE - TYP
SCALE: 1" = 1"



S3
BEAM SADDLE BRACKET
SCALE: 3/4" = 1"

S4
DETAIL NOT IN USE

S5
DETAIL NOT IN USE

S6
DETAIL NOT IN USE



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14.0

Ecological No Net Loss Assessment Report

Prepared for

**Dave Follett
5205 Lakehurst Lane
Bellevue, WA 98006**

Prepared by



Northwest Environmental Consulting, LLC
600 N 36th Street, Suite 423
Seattle, WA 98103
206-234-2520

December 2021

Purpose

The purpose of this report is to fulfill the requirements of City of Bellevue Land Use Code (LUC) 20.25E.060 for General requirements applicable to all shoreline development and uses by assessing overall project impacts and proposed mitigation to determine if the project meets the “No Net Loss” standard.

No net loss incorporates the following concepts:

- The existing condition of shoreline ecological functions should not deteriorate due to permitted development. The existing condition or baseline is documented in the shoreline inventory and characterization. Shoreline functions may improve through shoreline restoration.
- New adverse impacts to the shoreline environment that result from planned development should be avoided. When this is not possible, impacts should be minimized through mitigation sequencing.
- Mitigation for development projects alone cannot prevent all cumulative adverse impacts to the shoreline environment, so restoration is also needed.

Location

The subject property is located at 5205 Lakehurst Lane (King County parcel number 413430-0241) in the City of Bellevue, Washington (see Appendix A – Sheet A1.0). The parcel is on the waterfront of Lake Washington that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species. Permits are being applied for a pier reconfiguration, expansion and repairs.

Project Description

The proposed work includes relocating the existing boat lift waterward of the existing connector pier into deeper water. The existing finger pier will be expanded in width by 3-feet 9 inches and extended landward to the existing side pier. The existing side pier and pilings will be removed. The main pier will be narrowed by 3 inches and extended 3 inches. An additional dual jet ski lift will be placed landward of the connector pier. The existing decking will be replaced with Thruflow decking. See Appendix A - Sheet A2.0 to Sheet A7.0 for additional information.

The proposed work will remove 11 timber pilings and repair 7 existing piles. Eleven 8-inch steel piles, 1 brace pile and 2 mooring piles will be driven. The remaining 17 pilings will be left in place.

During construction, a floating boom will surround the work barge, pier, and mooring piles.

A shoreline vegetation planting plan is proposed (see Appendix A – Sheet A8.0 and A9.0).

Project drawings are included in Attachment A.

Approach

Northwest Environmental Consulting LLC (NVEC) biologist Brad Thiele conducted a site visit on December 16, 2021 to evaluate conditions on site and adjacent to the site. NVEC also

consulted the following sources for information on potential critical fish and wildlife habitat along this shoreline:

- Washington Department of Fish and Wildlife (WDFW): Priority Habitats and Species online database (<http://apps.wdfw.wa.gov/phsontheweb/>)
- WDFW SalmonScape online database of fish distribution and ESA listing units (<https://apps.wdfw.wa.gov/salmonscape/>)

Site Description

The subject property is shoreline tract in a residential neighborhood. It has shoreline on its western boundary with single-family homes to the north and south.

The only existing structures on the property are the house, the existing dock, and a rock bulkhead. The dock consists of a boatlift with cover and wooden decks and pilings. The shoreline is armored with a rock bulkhead. The shoreline is planted with a lawn and kinnickinnick along the bulkhead (Photos 1 through 6).

The substrate of the lake is sand with some gravel. Milfoil is present near the dock. No other aquatic vegetation was observed during the site visit.

The property to the north has a similar shoreline with a rock bulkhead and overhanging vegetation along the bulkhead. The property to the south includes a small outbuilding adjacent to the dock and a concrete bulkhead and patio along the shoreline.

Species Use

WDFW's PHS mapping and SalmonScape mapping tools show the following salmonid species using Lake Washington for migration and/or rearing: residential coastal cutthroat (*Oncorhynchus clarkii*), winter steelhead (*O. mykiss*), Dolly Varden/bull trout (*Salvelinus malma*), sockeye salmon (*O. nerka*), fall Chinook (*O. tshawytscha*), coho salmon (*O. kisutch*), and kokanee (*O. nerka*). The SalmonScape database maps the site as accessible to the Endangered Species Units (ESU) of Threatened Chinook and steelhead.

The nearest stream mapped salmonid bearing stream is Coal Creek, more than a mile to the north is modeled by Washington Department of Fish and Wildlife (WDFW) for rearing of non-listed Coho salmon, sockeye salmon, coastal cutthroat trout and listed Steelhead and Fall Chinook. The shoreline is not mapped as a Sockeye spawning area by WDFW but a sockeye spawning area is mapped starting about 500 feet to the south. Juveniles may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lake's outlet at the Locks. The project site is accessible to any fish migrating or rearing in the lake.

No other priority habitats are directly associated with the project site for aquatic or terrestrial species.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance will occur below the OHWM and along the shoreline of Lake

Washington during pile driving, removal, and repair. Additionally, the tug and barge propwash may disturb sediments temporarily when making trips to/from the site.

Sediments are expected to be minimally disturbed during pile driving and the coarse sediments (sand and cobbles) found at the site will lessen the chances of fine sediments becoming suspended. In addition, a floating boom surrounding the work area to contain floating debris (see BMP Notes on Sheet A7.0 in Appendix A). The project is expected to meet state water quality standards for turbidity.

The boat lift and jet-ski lift are being placed in the deepest water possible where effects of propwash are negligible during moorage and launch.

Shoreline: Planting native vegetation will increase the habitat functions of the shoreline by creating shade along the shoreline that will be an improvement from the existing baseline habitat conditions at the project site. These plants will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term recruitment of woody material and other allochthonous food sources. The proposed planting plan is included (see Appendix A - Sheet A9.0). No shoreline work except for planting is proposed.

Lakebed: The project will add 14 8-inch steel piles and remove 2 13-inch, 2 12-inch, and 7 10-inch timber piles. This will increase lakebed surface area by 2.3 square feet of lakebed.

Noise: Construction equipment will create noise audible to neighbors and in-water. Noise disturbance will be short-term and should have negligible effects on fish and wildlife in the area. Work will be completed during the in-water work window when juvenile fish are not expected to be present. 8-inch steel piles will be installed using a vibratory driver and noise from this size pile does not reach levels that harm fish species.

Potential spills: Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The level of impact to the aquatic environment is expected to be minor because of spill containment measures that will be employed should a spill occur (see BMP Notes on Sheet A8.0 in Appendix A).

Indirect Impacts:

Shading: The existing dock covers approximately 803 square feet of the lake surface and the proposed configuration will result in an increase of 82 square feet of overwater coverage from the dock. The existing solid wood decking will be replaced with grated ThruFlow decking.

Grated decking allows more light to penetrate the water below a dock that can increase productivity in the littoral zone below the dock, and reduce the full shade favored by salmonid predators. Salmonid predators are known to use hard shadowing under solid-decked docks to ambush juvenile salmonids. Reducing these hard shadows limits their preferred habitat under the dock.

ThruFlow grated decking has measured performance at 43 percent light penetration (ThruFlow, 2020). Thus, effective cover of the area is 57% of the area of a solid decked structure. Table 1 provides a summary of effective coverage:

Table 1 – Effective coverage

Existing/ Proposed	Proposed grated	Conversion	Effective coverage	Reduction in coverage
-----------------------	--------------------	------------	-----------------------	--------------------------

Solid decking (SF)	803	803	0.57	458	345
Extension (SF)	82	82	0.57	47	35
Total (SF)	885	885		504	381

The use of grated decking reduces the existing overwater coverage by 345 square feet over existing. The extension will add 47 square feet of effective overwater coverage. Using grated decking on the existing and proposed cover will reduce the effective coverage at the site by 381 square feet.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The pier reconfiguration will not introduce additional boating to Lake Washington, as the owners could still access the lake from a public boat launch or private moorage facility.

Other Conservation measures:

Work window: The work will be completed during the prescribed in-water work window for this area of Lake Washington (July 16 to April 30). Operating within this time frame helps protect Chinook salmon, steelhead, bull trout and other salmonid fish species by doing work when juvenile fish are not expected to be present.

Best Management Practices: Applicable BMPs will be used, such as a floating boom around the in-water work area, to contain any floating debris that may escape during construction (see BMP Notes on Sheet A8.0 in Appendix A). The barge will have a perimeter containment sock to absorb oil and grease that might inadvertently wash from the barge during construction.

Hazardous material containment materials such as spill absorbent pads and trained personnel will be required onsite during any phase of construction where machinery is in operation near surface waters.

In-lieu Fee: The shoreline on the subject property will be planted with native, overhanging vegetation and additional mitigation planting is not possible. The project also requires approval from the National Marine Fisheries Service (NMFS). NMFS has developed a calculator to determine appropriate mitigation costs for proposed in-water structures in Lake Washington. This calculator has established a fund that owners can pay into if they are not willing or cannot find mitigation to offset impacts from the project. The owner is not able to complete the required mitigation at the subject property and the property owners will pay into the in-lieu fee program to mitigate project impacts. An in-lieu fee program is defined as follows:

“A program involving the restoration, establishment, enhancement, and/or preservation of aquatic resources through funds paid to a governmental or non-profit natural resources management entity to satisfy compensatory mitigation requirements... Similar to a mitigation bank, an in-lieu fee program sells compensatory mitigation credits to permittees whose obligation to provide compensatory mitigation is then transferred to the in-lieu program sponsor.” (Fed. Reg. 40 CFR Part 230)

The fee has been determined using the Restoration And Permitting (RAP) Calculator for Lake Washington and will be paid to King County Conservation Fund.

IMPACT MINIMIZATION AND MITIGATION

Reasonable efforts were made to apply mitigation sequencing when altering habitats within critical areas, as required by City Code LUC 20.25E.060.D.2. This sequence has three steps: avoidance, minimization, and mitigation.

Avoidance and Minimization

The pier-repair portion of the project is designed to minimize impacts to the aquatic environment by using the existing piles to the extent practicable and to re-deck the existing structure with grated decking. All new deck surfaces will use grated decking. Moorage is being proposed in the deepest water possible.

Mitigation Approach

Mitigation will be provided by a shoreline planting plan along the shoreline. The City of Bellevue considers native plantings within 10 feet of the shoreline to be mitigation for impacts to the shoreline. The existing dock and deck will use grated decking to reduce effective overwater coverage. In addition, the owner has opted to pay the required in-lieu fee to King County to complete the mitigation requirements as required by the National Marine Fisheries Service using the RAP process.

Shoreline Functions and Values Improvements

Installing plantings will increase habitat diversity in this area and will contribute beneficial nutrients to the nearshore environment. The grated decking will improve the productivity of the nearshore littoral zone of the lake by allowing light penetration. In addition, grated decking may improve juvenile salmonid migration times and reduce habitat for predatory fish.

The in-lieu fee will be used for conservation projects within King County improving watershed conditions.

PROPOSED MITIGATION

Mitigation Goals

The mitigation goals for the project will include the following:

- Grating the existing dock and using grated decking on the existing dock to allow more light penetration under the existing and proposed dock
- Planting shoreline native plants including two trees and three shrubs.

Performance Standards

The performance standards include replacing the decking on the dock and paying into the in lieu fee program. These performance standards will be complete upon completion of the project.

Buffer plantings shall maintain a 100% survival for the 5 years. For proper functioning, species diversity will be maintained. The planting areas will maintain a minimum of 2 tree species and 3 shrub species for the 5-year monitoring period.

Maintenance and Monitoring Program

No Maintenance or monitoring of the performance is required for the dock

To ensure that the performance standards are met, plantings will be counted in August or September for survival for five years. All dead plantings will be replaced with similar native plants so that 100% survival is reached for the monitoring period.

Conclusion

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline.

The proposed dock reconfiguration will add 82 square feet of overwater coverage. However, using grated decking on the existing and new decked surfaces will have a positive effect by reducing the effective overall coverage by 381 square feet. The grated decking will allow light penetration into the littoral zone of the lake and reduce the preferred habitat of salmonid predatory fish. In addition, the width of the dock in the nearshore will be reduced slightly. Docks may act as a partial barrier to outmigrating juvenile salmonids that use the nearshore when migrating out of Lake Washington to saltwater, narrowing the dock within 30 feet of the shore may help reduce hesitation of outmigrating juvenile salmonids.

The boatlift and jet-ski lift are being placed in the deepest water possible where effects of propwash are reduced.

The project will increase the number of piles at the site by 3, but removal of the existing wider piles will decrease the volume of piling in the water column and increase the lake bottom by 2.3 square feet.

The owner is paying into an in-lieu fee program that will be used for habitat projects by King County.

The project will minimize construction effects on the environment by following the prescribed fish window and using applicable BMPs to prevent construction spills and debris from escaping the area.

This project has been designed to meet current residential dock standards and will use Best Management Practices to reduce project impacts. The conservation measures are designed to improve ecological functions or prevent further degradation of habitat **and will result in No Net Loss of ecological functions** from the proposed dock.

Document Preparers

Brad Thiele

Biologist

27 years of experience

Northwest Environmental
Consulting, LLC. (NVEC)

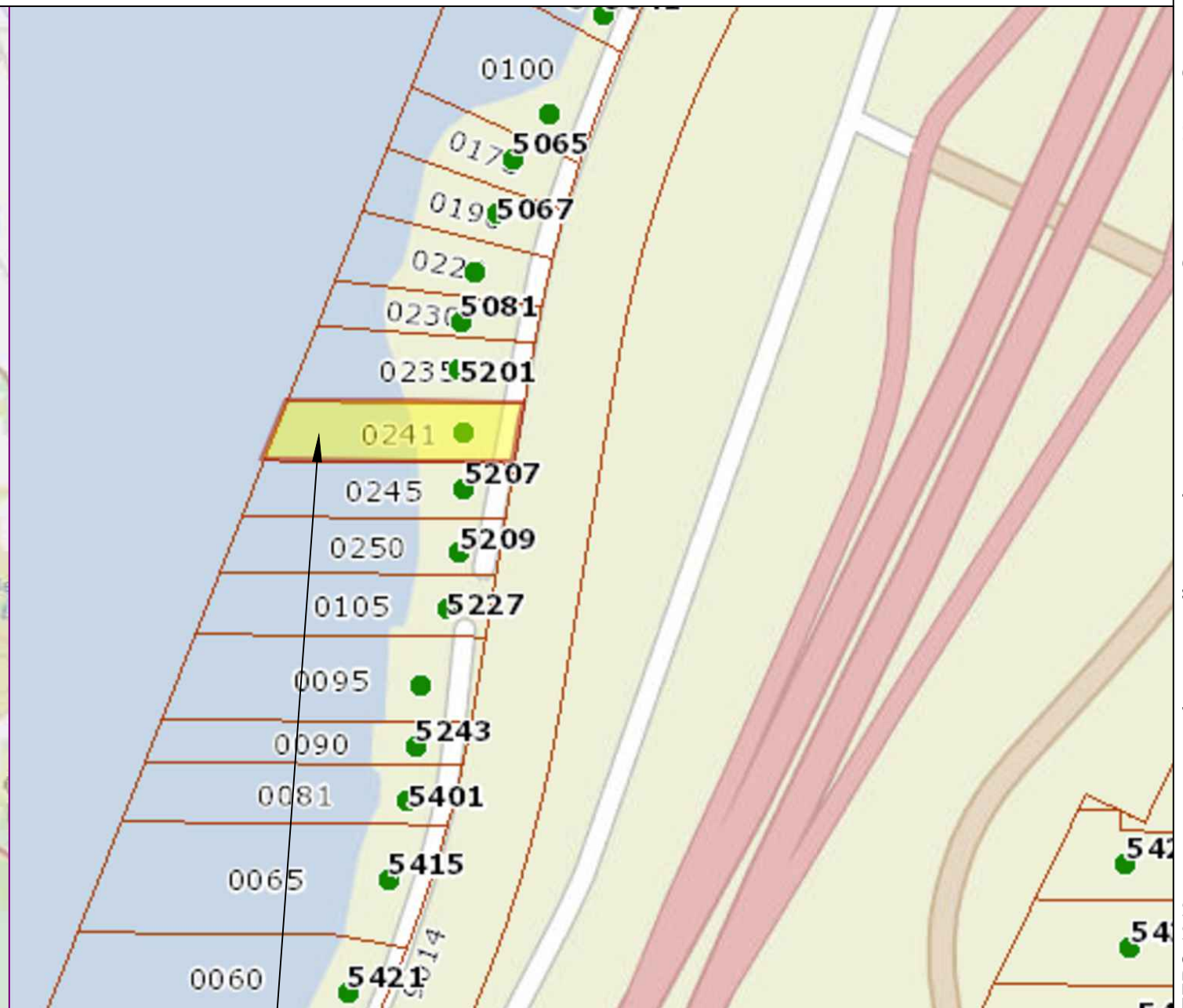
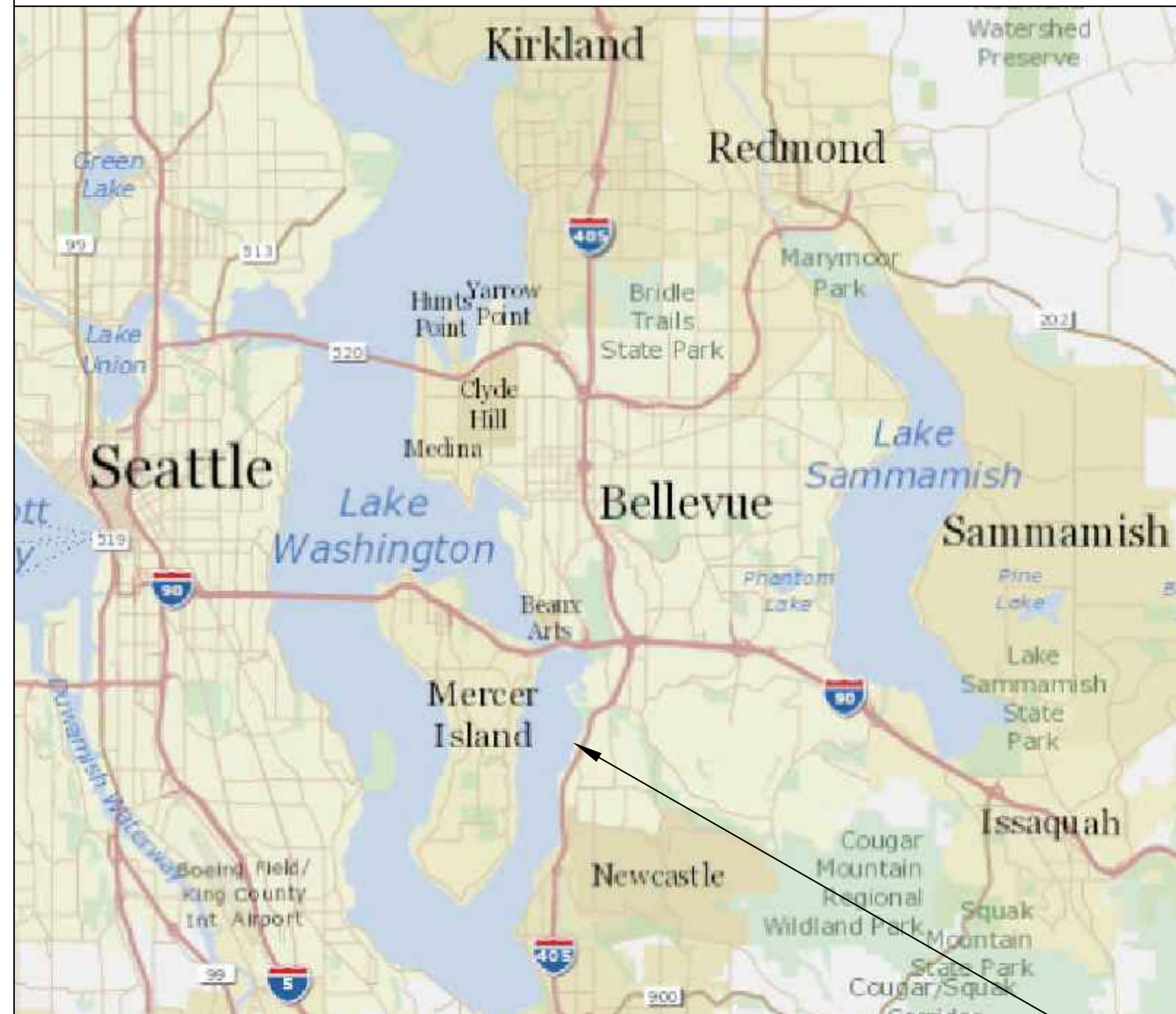
NWEC followed standard acceptable field methods and protocols at the time work was performed. These standards include delineation of wetland and stream boundaries, characterization, rating, functional analyses, impact assessments and mitigation of impacts. The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or conclusions not expressly made in this report or based on information or analyses other than what is included herein.

REFERENCES

- ThruFlow. 2020. Legacy Series. Online. Accessed August 2020 at <https://thruflow.com/products/legacy/>.
- US Army Corps of Engineers (USACE). 2004. Final Biological Evaluation, Regional General Permit: Construction of New or Expansion of Existing Residential Overwater Structures and Driving of Moorage Piling. Lake Washington, Lake Sammamish, the Sammamish River and Lake Union, Including the Lake Washington Ship Canal, in the State of Washington.
- Washington Department of Fish and Wildlife (WDFW). 2020. Priority Habitats and Species. Online database. Accessed August 2020 at <http://apps.wdfw.wa.gov/phsontheweb/>
- WDFW. 2020. SalmonScape. Online database. Accessed August 2020 at <http://apps.wdfw.wa.gov/salmonscape/>

Appendix A: Project Drawings

SITE PLAN



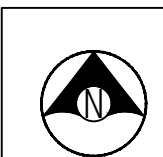
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Legal Description: LAKEHURST UNREC S 20 FT OF 48 & ALL 49 & SH LDS ADJ

Plat Block:
Plat Lot: 48-49

LAT: 47.55625 LONG: -122.19323

**SUBJECT
PROPERTY**



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

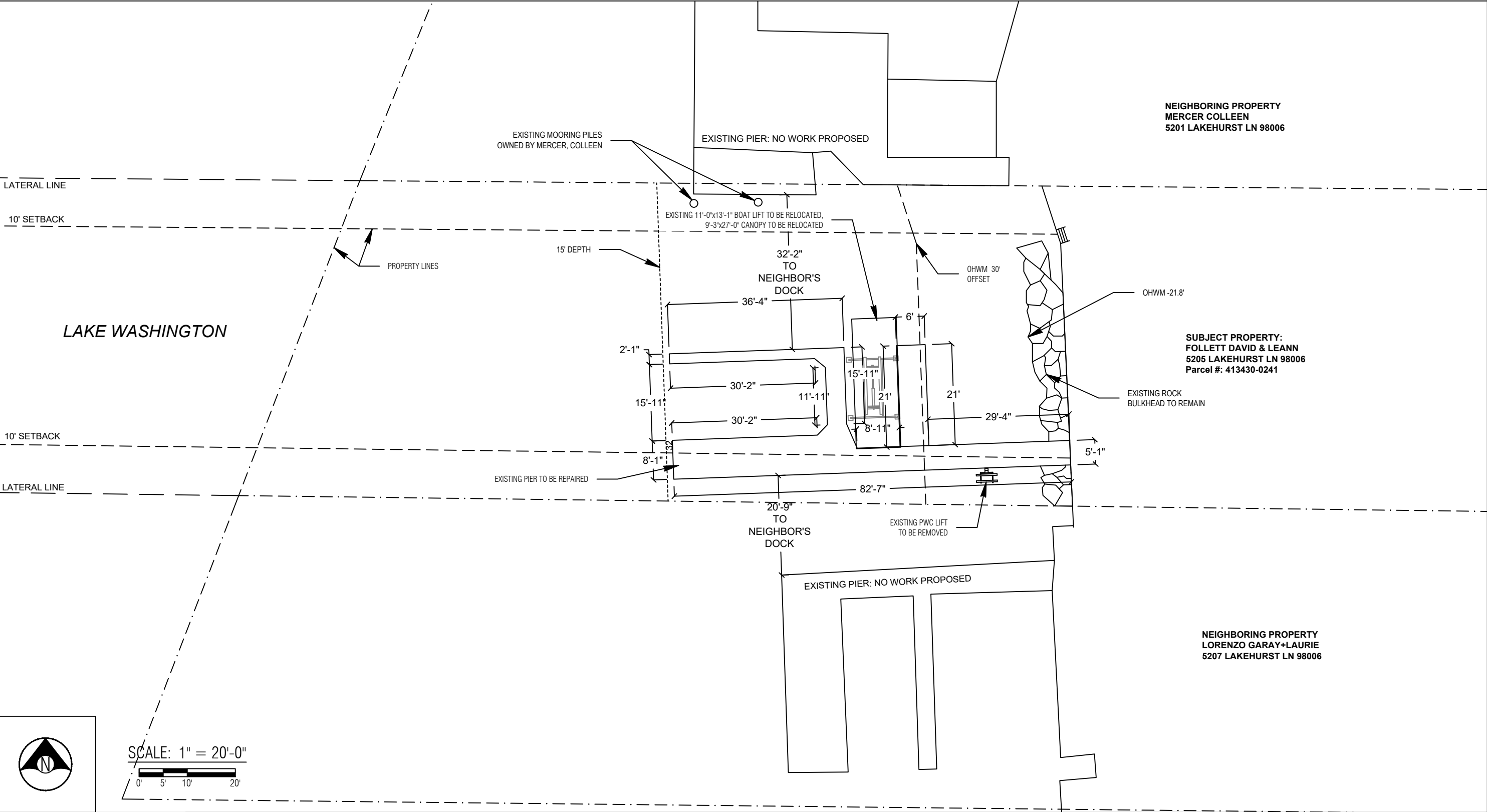
Scope of Work: We propose to remove (11) existing piles, repair (7) existing piles, drive (11) 8" piles, drive (1) 8" brace pile, rebuild the current dock with grated decking material, drive (2) 10" mooring piles, removing a part of the dock section, remove (1) dock mounted jetski lift, and reconfigure the existing finger.

DS
DF

County: King County Location: Lake Washington	
Applicant: Follet Residence 5205 Lakehurst Lane. Bellevue, WA 98006	Created: 09/23/21
Datum: CORPS OF ENGINEERS 1919 NE Quarter Of Section 20, Township 24, Range 05	MERCER COLLEEN 5201 LAKEHURST LN 98006
Adjacent Owners: LORENZO GARAY+LAURIE 5207 LAKEHURST LN 98006	
SHEET A1.0	NWS-2021-XXX PAGE 1 OF 11

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



County: King County
Location: Lake Washington

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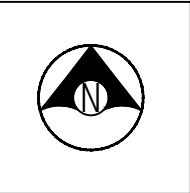
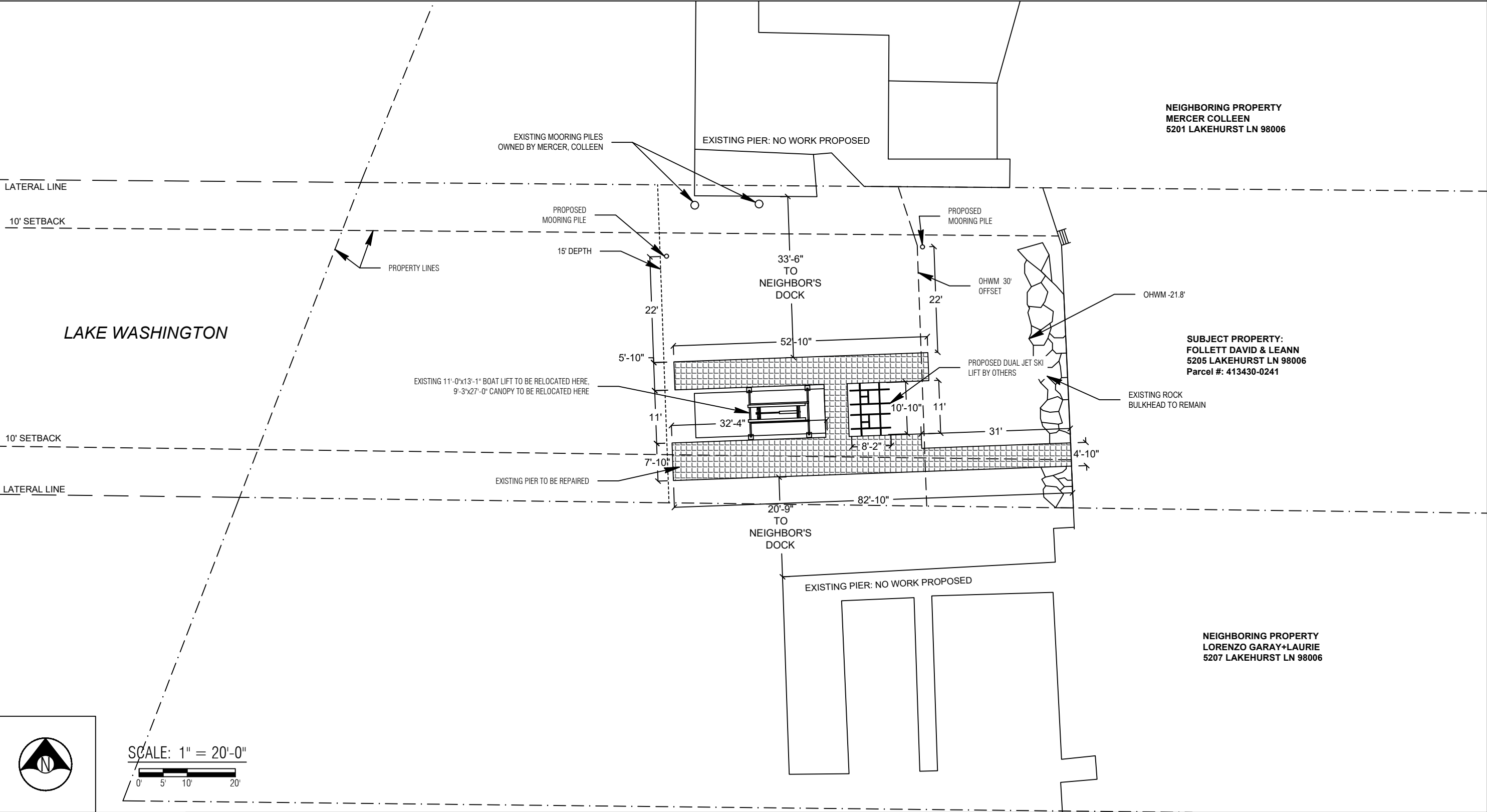
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PROPOSED CONDITIONS



SCALE: 1" = 20'-0"



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Bellevue, WA 98006

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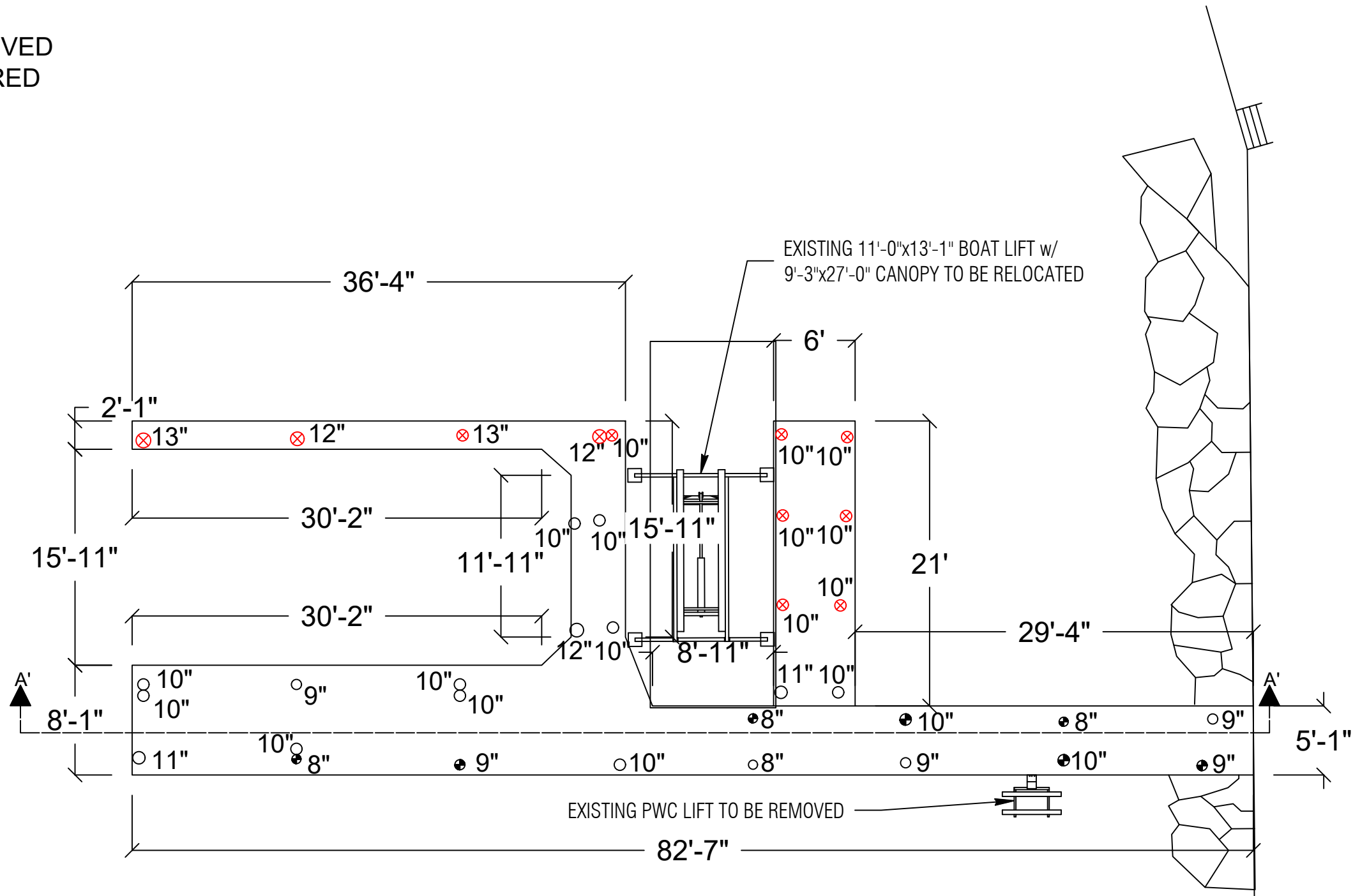
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- (17) EXISTING PILES - TO REMAIN
- ⊗ (11) EXISTING PILES - TO BE REMOVED
- ⦿ (7) EXISTING PILES - TO BE REPAIRED

Existing Area: 803 sqft (total)



PLAN VIEW



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DS
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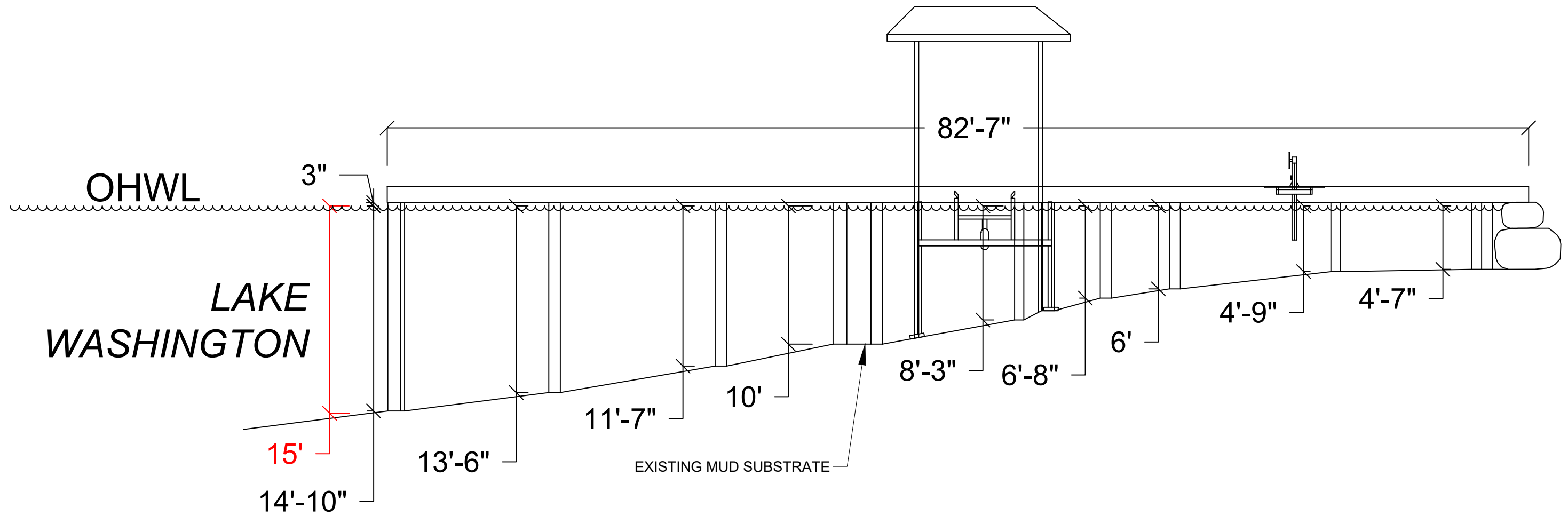
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Location: Lake Washington

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NWS-2021-XXX
PAGE 4 OF 11

PIER DETAILS EXISTING



SECTION VIEW: A'-A'



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PIER DETAILS - PROPOSED

LEGEND

PILES

- (17) EXISTING PILES - TO REMAIN
- ⊗ (11) EXISTING PILES - TO BE REMOVED
- ⦿ (7) EXISTING PILES - TO BE REPAIRED
- (11) PROPOSED STEEL PILES - TO BE ADDED
- (1) PROPOSED BRACE PILE
- (2) PROPOSED MOORING PILE

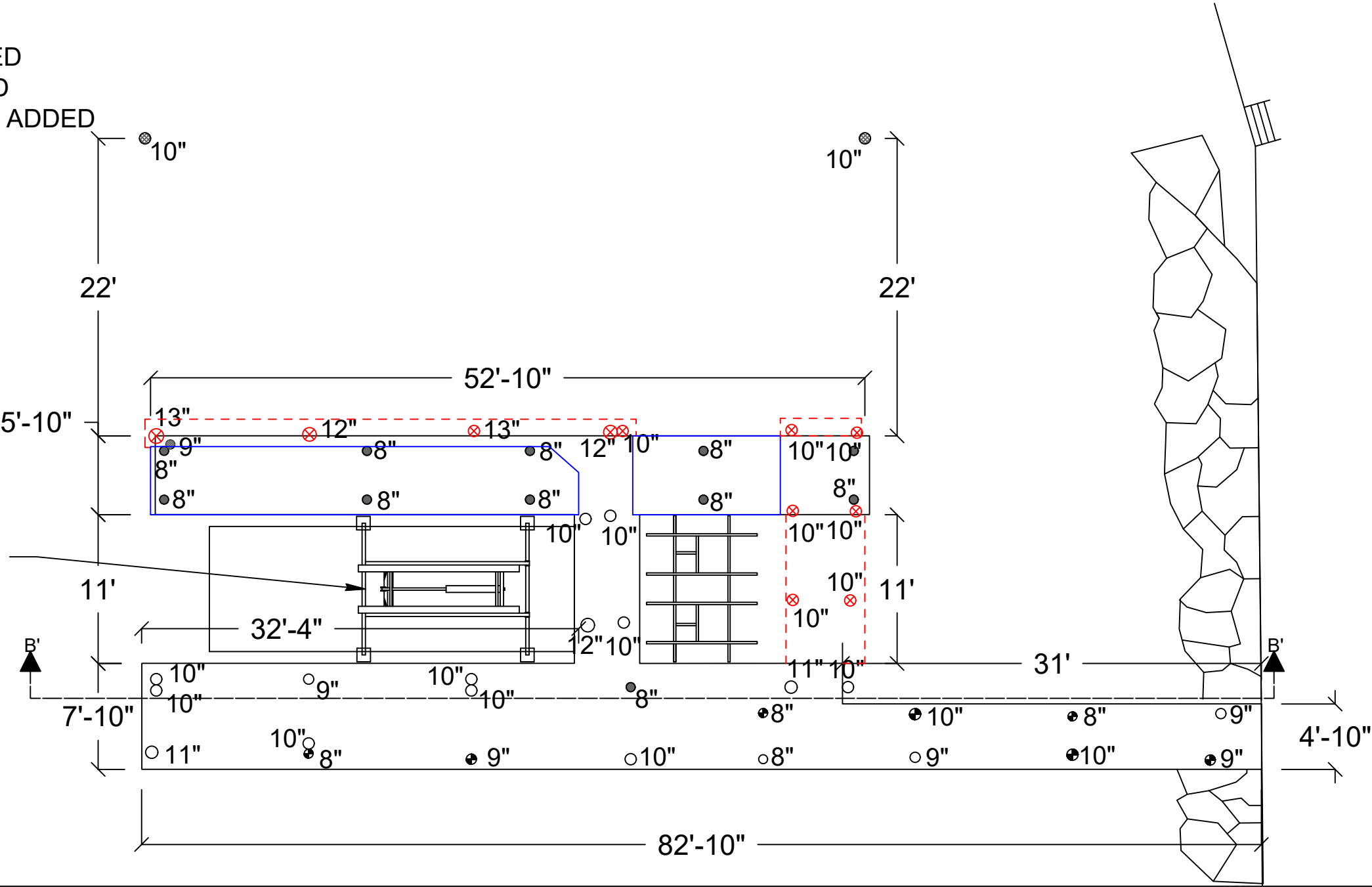
DOCK

Existing Area: 803 sqft (total)

Proposed Area: 150 sqft

Proposed Area: 222 (new area)
Proposed Area: 875 sqft (total)

EXISTING 11'-0"x13'-1" BOAT LIFT TO BE RELOCATED
HERE, 9'-3"x27'-0" CANOPY TO BE RELOCATED HERE



PLAN VIEW



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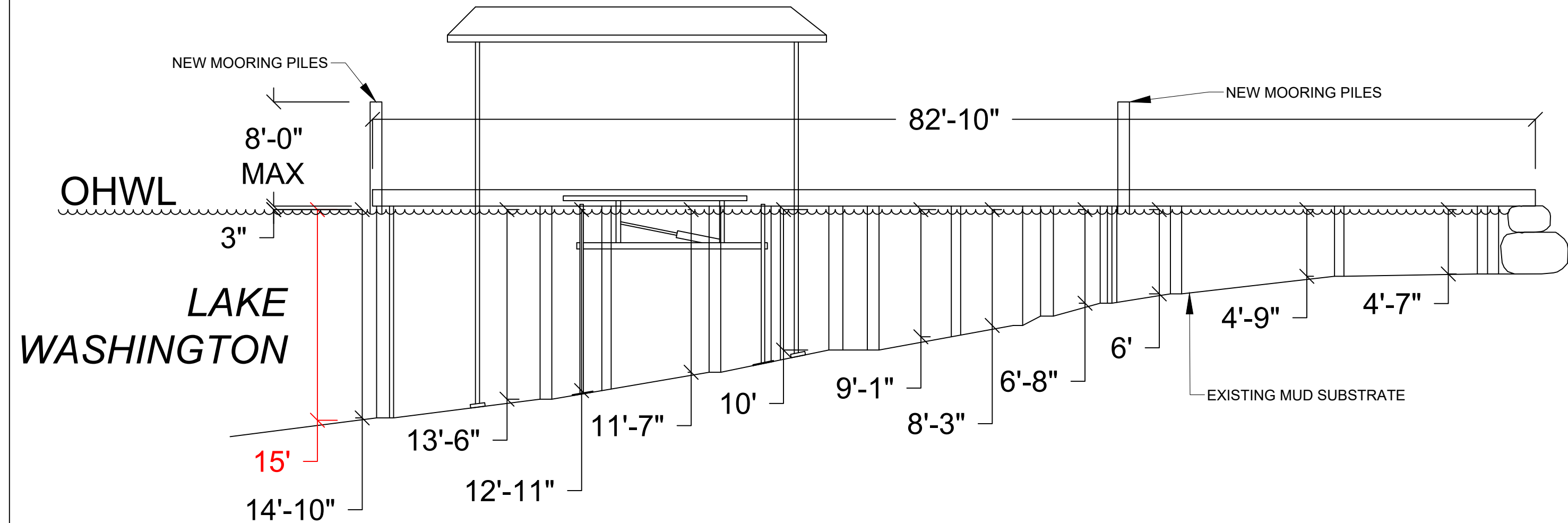
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NWS-2021-XXX
PAGE 6 OF 11

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PIER DETAILS EXISTING



SECTION VIEW: B'-B'



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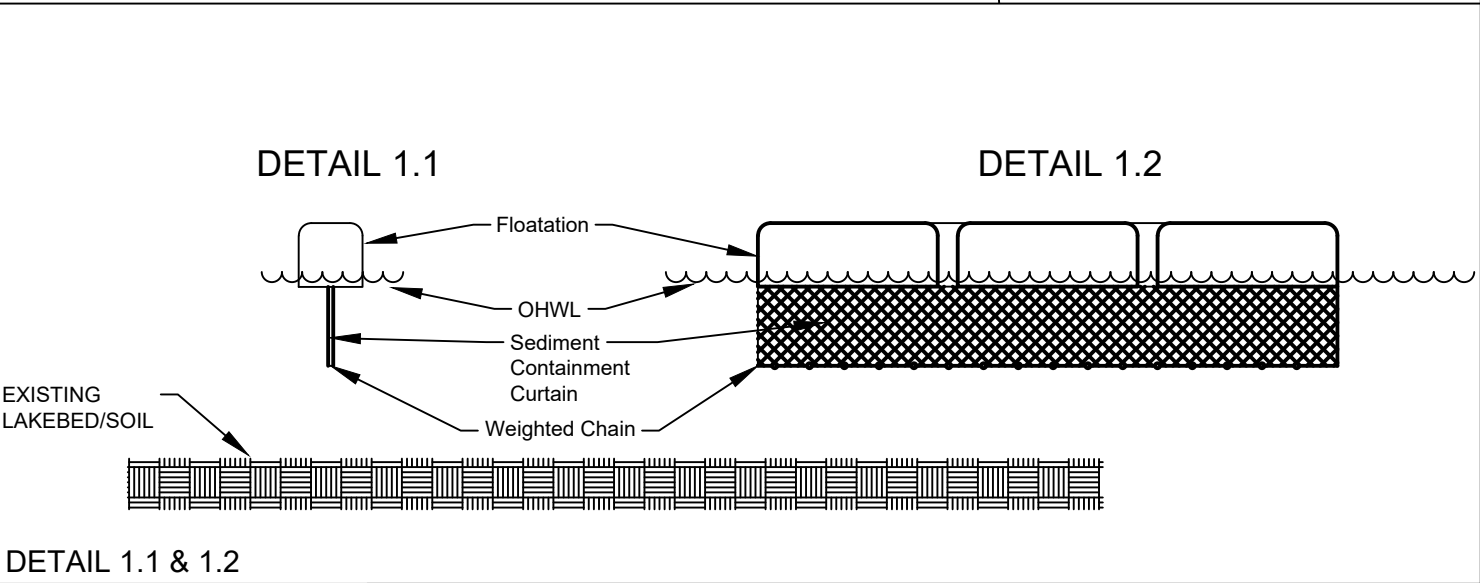
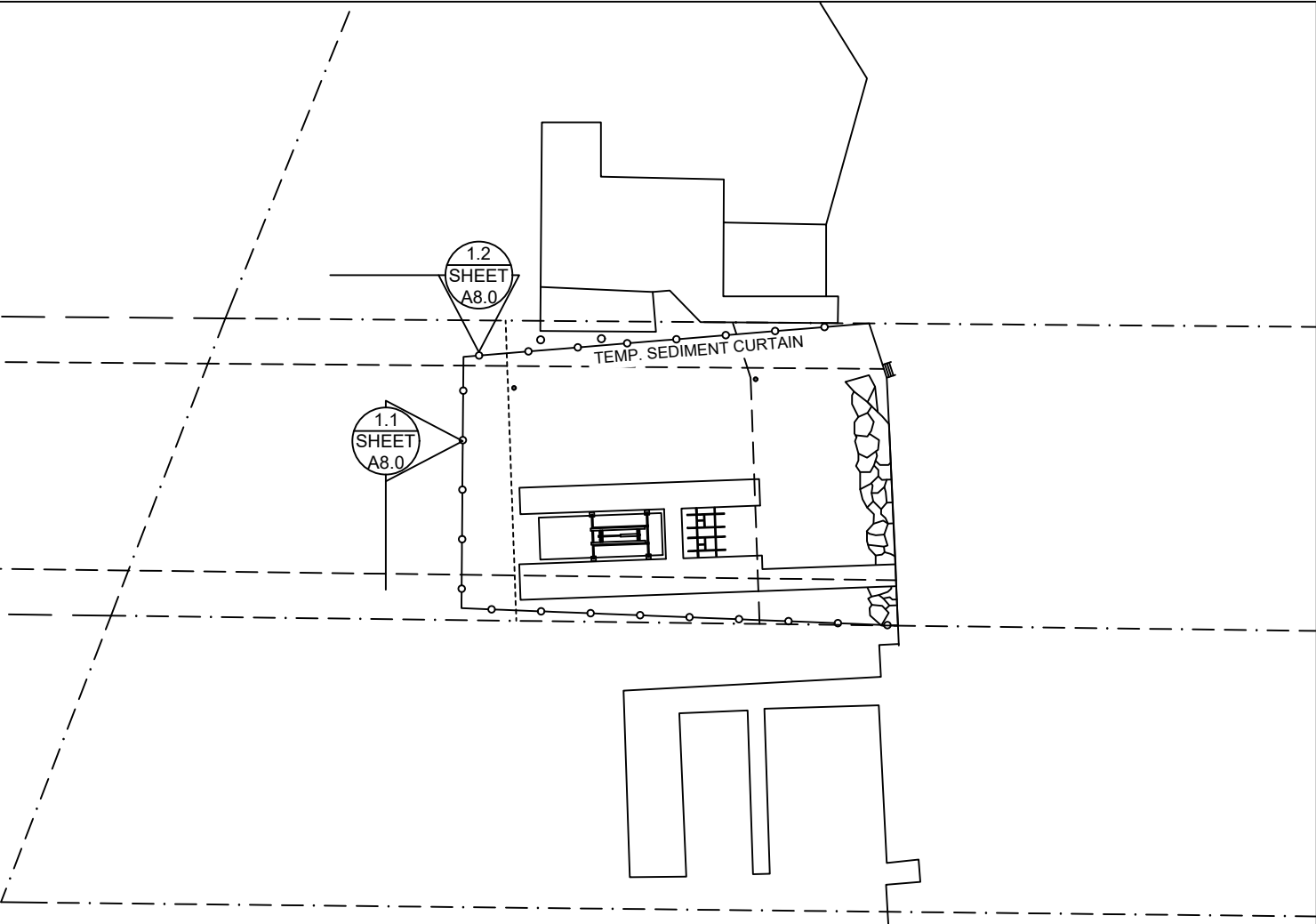
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	Location: Lake Washington	
	Applicant: Follet Residence 5205 Lakehurst Lane. Bellevue, WA 98006	
Adjacent Owners: LORENZO GARAY+LAURIE 5207 LAKEHURST LN 98006		Created: 09/23/21

BMP INFORMATION



DETAIL 1.1 & 1.2

BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
 - 1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 - 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 - 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 - 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 - 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
 - 1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 - 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 - 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 - 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 - 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 - 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 - 7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 - 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
 - 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 - 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 - 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 - 12. All Exposed wood to be used on the project will be treated with a cheminite treatment.

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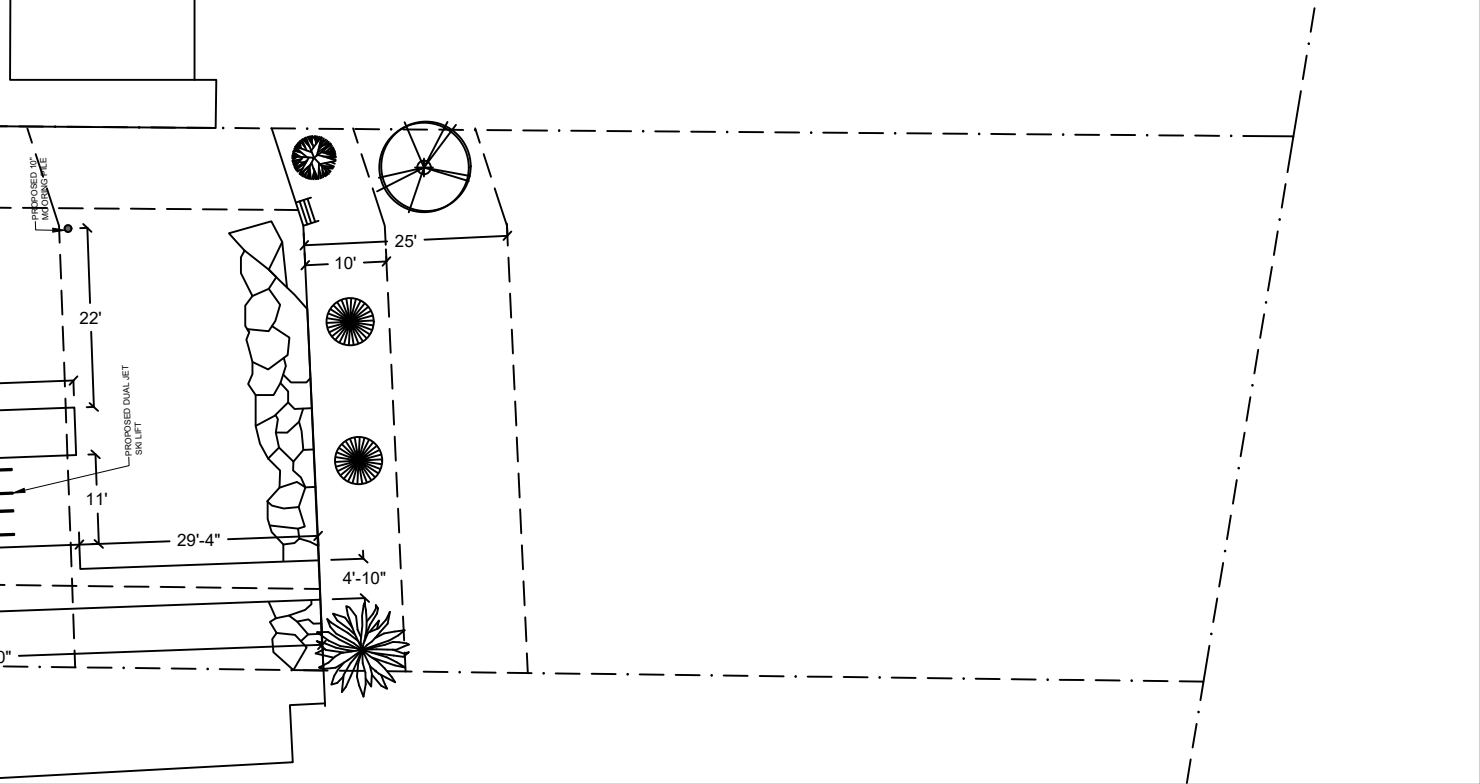
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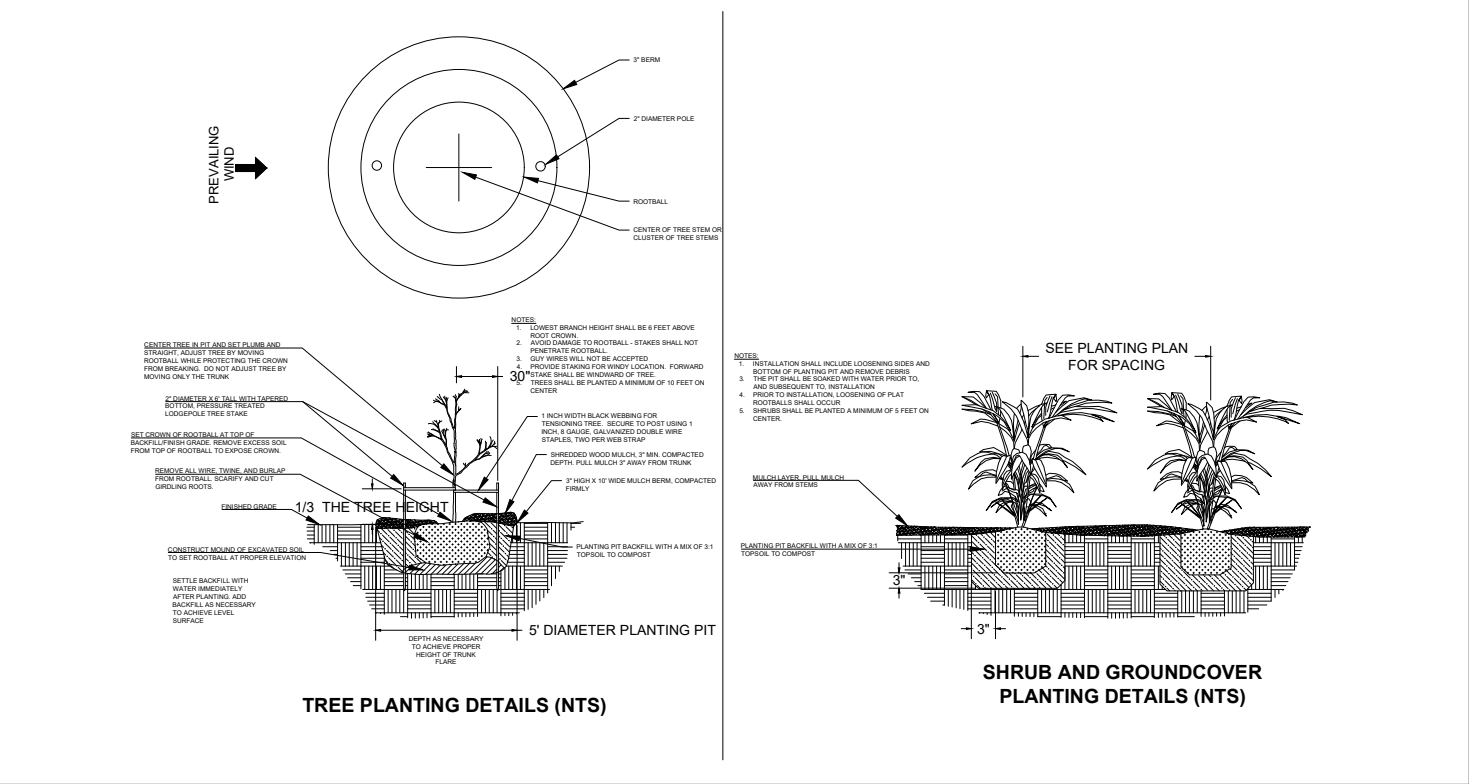


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MITIGATION PLAN



- Notes:
- Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
 - The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
 - The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
 - The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.



PROPOSED PLANTING SPECIES/QUANTITIES				
SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja picatta	Western Redcedar	1	3 ft
	Pinus contorta v contorta	Shore pine	1	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

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NWS-2021-XXX
PAGE 9 OF 11

County: King County
Location: Lake Washington

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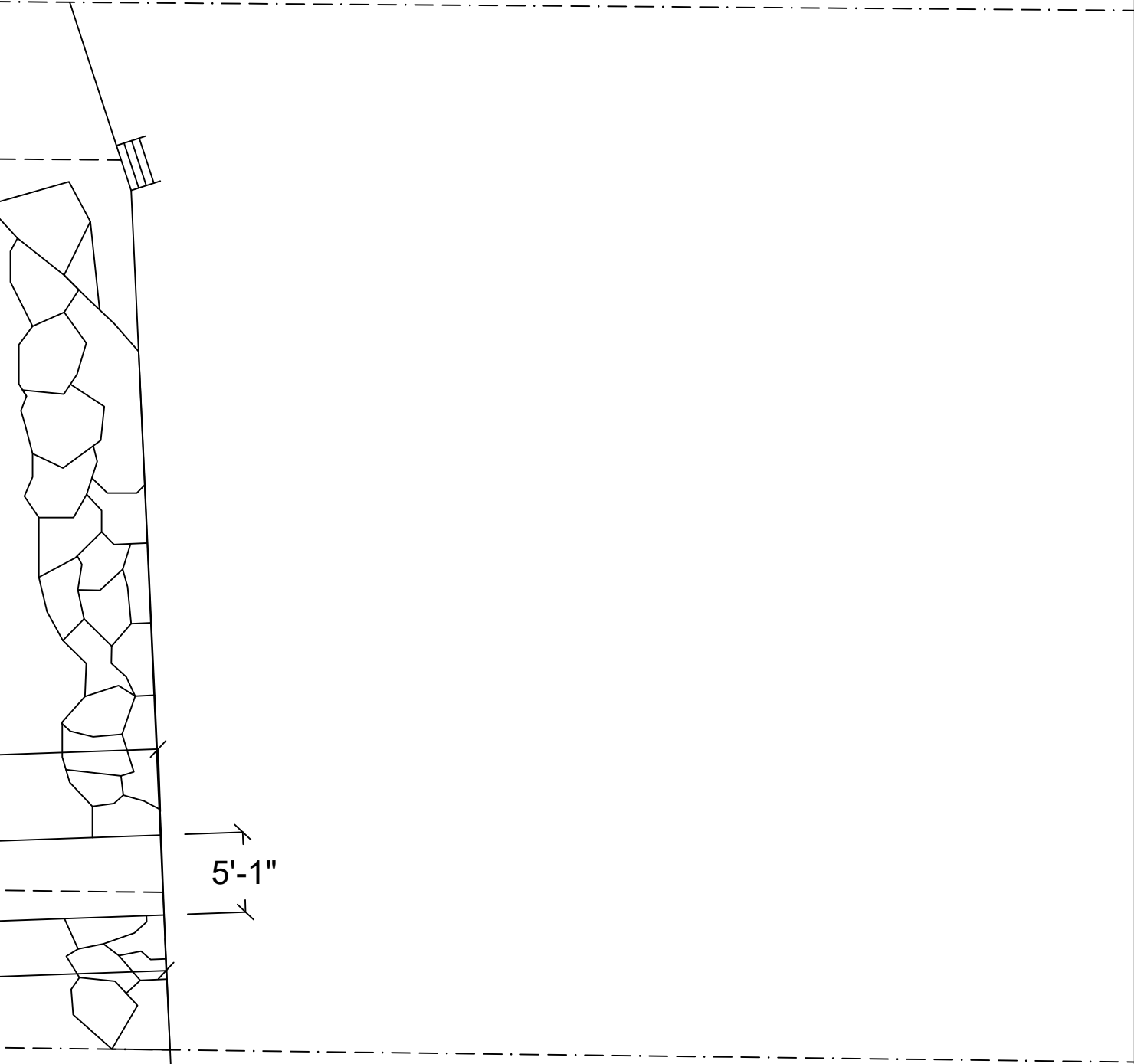
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MERCER COLLEEN
5201 LAKEHURST LN 98006

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EXISTING PLANT PLAN



PLAN VIEW

EXISTING PLANTS TABLE

NO EXISTING PLANTS



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County: King County
Location: Lake Washington

Last Updated: 10/19/2021 9:27 AM Dray

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts:

- * SL2008AR2D2 - 104" x 132" (dual jet ski)

Decking Material:

FRPP - Fiberglass reinforced polypropylene

Light permeable percentage:

- * Surface - 43%
- * 18" Dock Height - 61%

SEWER:

- * All sewer is field verified by probing the lake bed manually during the allowed work windows for the area.

PILES:

- * All new piles are epoxy Steel piles *size varies, see plan set
- * Repair piles are done as a sleeve/strap method
- * All Pile tops exposed will have a conical cap placed on top
- * Piles are driven using the vibro method

DOCK:

being repaired/replaced

- * _100%_ Ln.Ft of fascia (this is a non structural element)
- * _100%_ % of Decking
- * _100%_ % of stringers
- * _100%_ % of caps

MITIGATION:

- * Originally submitted mitigation will change following CORPS submittal. We will update the plan set to reflect all changes before submitting for an amendment

CODE REFERENCES: BELLEVUE

We are applying for the permit to be reviewed under the:
"20.25E.160 Shoreline Substantial Development Permits"

Last permit issued for property:
Dock established/constructed: date

ADDITIONAL INFORMATION:

- * This project has gone through ETA review
- * We have discussed the RAP fee and possible changes with the customers prior to submitting and they are aware it may change from submittal
- * We cannot adjust dock heights if we are not repairing all of the piles and decking on the project
- * All debris around job site will be removed from the lake bed as part of this project
- * Any logs noted on site will stay as necessary and we will avoid touch the log at all costs.

Datum: CORPS OF ENGINEERS 1919
NE Quarter Of Section 20, Township 24, Range 05

Applicant: Follet Residence
5205 Lakehurst Lane.
Bellevue, WA 98006

County: King County
Location: Lake Washington

Adjacent Owners:
LORENZO GARAY+LAURIE
5207 LAKEHURST LN 98006

MERCER COLLEEN
5201 LAKEHURST LN 98006

Last Updated: 10/19/2021 9:27 AM Dray

Created: 09/23/21



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to remove (11) existing piles, repair (7) existing piles, drive (11) 8" piles, drive (1) 8" brace pile, rebuild the current dock with grated decking material, drive (2) 10" mooring piles, removing a part of the dock section, remove (1) dock mounted jetski lift, and reconfigure the existing finger.

DS
DP

SHEET
A11.0

Appendix B: Site Photographs



Photo 1 - Existing dock looking waterward.



Photo 2 - Existing dock looking landward.



Photo 3 - Shoreline conditions looking northward.



Photo 4 - Shoreline conditions looking southward.



Photo 5 - Shoreline conditions on adjacent property to the north.



Photo 6 - Shoreline conditions on adjacent property to the south.